WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140040252 DEEDWARR
Recvd: 06/09/14 09:25 2 pgs
Fees: 13.00 Taxes: 510.23

20140609-0049725

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$137,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **5th** day of **June, 2014.**

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 11-28-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherman Clifton Bowlds and Ann M. Bowlds	Churchill Mortgage Corporation	141-06-0D-182.00-CO
(NAME) 6425 Cloverbrook Drive	(NAME) 761 Old Hickory Blvd., Ste. 400	
(ADDRESS) Franklin, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Zdravko Simanic and spouse, Rajka Simanic,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sherman Clifton Bowlds and Ann M. Bowlds, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 182 on the Plan of Riverbridge Community, Planned Unit Development of record in Doc. No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Zdravko Simanic and spouse, Rajka Simanic by Warranty Deed dated September 29, 2005 from Sonja G. Schmidt, unmarried, and filed of record in Instrument No. 20051003-0118533, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 3233 Harpeth Springs Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set

out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **5th** day of **June, 2014.**

ZDRAVKO SIMANIC
Zdravko Simanic

Rajka Simanic
Rajka Simanic

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Zdravko Simanic and Rajka Simanic**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **5th** day of **June, 2014.**

Notary Public

My commission expires:
3/10/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To: Peronne & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027