WARRANTY DEED 16149

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$156,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH** DAY OF **JUNE, 2014.**

Notary Public

MY COMMISSION EXPIRES: ~~June 21, 2015.~~ 12/18/17
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140043530 DEEDWARR
Recvd: 06/19/14 12:57 2 pgs
Fees:13.00 Taxes:579.05
20140619-0053644

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iva Przulj	New Owners	**151-09-0-A 211.00 CO**
(NAME)	(NAME)	
4465 Benchmark Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Shirley Belle Jones**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Iva Przulj and Pedrag Tucic, wife, and husband**, 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 Lot No. 211 on the Plan of Long Hunter Chase, Section I, Phase II of record in Plat Book 7900, Page 763 and 764 corrected by surveyors certificate of correction of record in Book 9473, Page 43, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Shirley Belle Jones by deed of record in Instrument 20140508-0039260, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **4465 Benchmark Drive, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hand(s) this 16th day of June, 2014.

Shirley Belle Jones

Shirley Belle Jones

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Shirley Bell Jones the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 16th day of June, 2014.

Commission expires:5/23/16

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Lori Holloway

Notary Public

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122