WARRANTY DEED

File #14053831

BILL GARRETT, Davidson County
Trans:T20140050912 DEEDWARR
Recvd: 07/16/14 10:16 2 pgs
Fees:13.00 Taxes:851.00
20140716-0062745

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Eugene Hale	new owner	114070B11000CO
(NAME)	(NAME)	
1101 Wildwind Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/WE, **Elvir Bazdarevic and Wife, Lauren Baker, now known as Lauren Bazdarevic,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricky Eugene Hale, Unmarried,** 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:

Being Lot No. 98, on the plan of Westchase Sec 4, as the same appears of record in Instrument No. 200402040013784, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Elvir Bazdarevie and Lauren Baker, by Special Warranty Deed from Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Ceritificates, Series 2004-12, dated 05/26/2009, of record in Instrument No. 200907060062564, said Register's Office. **The said Elvir Bazdarevie being one and the same person as Elvir Bazdarevic. The said Lauren Baker having since married Elvir Bazdarevic and is now known as Lauren Bazdarevic.**

This conveyance is subject to: Taxes for the year 2014, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 200402040013784, said Register's Office.; Restrictive Covenants as of record in Instrument No.200211260146387, Instruemnt No. 200211040134795, Book 751, Page 374, Book 787, Page 13, Page 787, Page 14, Book 5222, Page 720, Book 8626, Page 852, Book 2484, Page 315, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **1101 Wildwind Ct, Nashville,TN,37209**
(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 our hands this 15th day of July, 2014.

Elvir Bazdarevic

Lauren Bazdarevic

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Elvir Bazdarevic and Lauren Bazdarevic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of July, 2014.

Commission expires:

8/16/14

Notary Public

VANESSA E. ALLEN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130