File Box 8

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140051110 DEEDWARR
Recvd: 07/16/14 14:37 2 pgs
Fees: 13.00 Taxes: 1665.00

20140716-0062962

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Radovan Thomas Pavlovic	Synovus Mortgage Corp.	MAP
2711 Wortham Avenue	2204 Lakeshore Dr. #325	PARCEL 11702011100
Nashville, TN 37215	Birmingham, AL 35209	
(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, **John Warden Chaffin and wife, Lynn K. Chaffin**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Radovan Thomas Pavlovic and Marija Zanic***

*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 Lot No. 11, of Block 4, on the Plan of A Development of Stokes Tract (erroneously referenced as E. L. Hampton's Subdivision of the Stokes Tract in Prior Deeds) of record in Plat Book 974, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 11 fronts 100 feet on the westerly side of Midland Avenue, and runs back between parallel lines 157 feet on the north line and 157.1 feet on the south line to the east line of Lot No. 15.

Being the same property conveyed to John Warden Chaffin and wife, Lynn K. Chaffin by deed from Donna L. Milam and husband, Samuel S. Milam of record in Book 11120, page 951, Register's Office for Davidson County, Tennessee, dated September 18, 1998 and recorded on September 22, 1998.

Being also known as 2711 Wortham Avenue Nashville, TN 37215.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2711 Wortham Avenue, Nashville, TN 37215.**

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 hand(s) this the 15th day of July, 2014.

John Warden Chaffin

Lynn K. Chaffin

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 **John Warden Chaffin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

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

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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 **Lynn K. Chaffin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

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

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE