NEW OWNER:

Melissa Kotoric
1844 Lakewood Village Drive
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0296

Map 165 Group 09-0-A Parcel 039.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140053586 DEEDWARR
Recvd: 07/24/14 12:11 2 pgs
Fees:13.00 Taxes:425.13
20140724-0065845

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fourteen Thousand Nine Hundred and 00/100 Dollars ($114,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM D. UHLES AND JENNIFER L. UHLES, husband and wife,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **MELISSA KOTORIC, a married woman,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Lakewood Village, Section Two, of record in Instrument No. 20000215-0015148, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to William D. Uhles and Jennifer L. Uhles, by Quitclaim Deed from Brenda J. Forbes and husband, James R. Forbes, dated December 24, 2003, and of record in Instrument No. 20040121-0008267, Register's Office for Davidson County, Tennessee. See also Warranty Deed dated April 26, 2002, of record in Instrument No. 20020515-0059875, said Register's Office.

This is IMPROVED property known as 1844 Lakewood Village Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 16th day of **July, 2014**.

WILLIAM D. UHLES

JENNIFER L. UHLES

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, WILLIAM D. UHLES AND JENNIFER L. UHLES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 16 day of **July, 2014**.

DELMA RUIZ MCPEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 4-2-18

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The actual consideration or value, whichever is greater, for this transfer is $ **114,900.00** .

AFFIANT

Sworn to and subscribed to before me 16th day of **July, 2014**.

NOTARY PUBLIC

My commission expires: 11-23-2014

PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

When recorded, please return to
Realty Title and Escrow Co., Inc.
599 Sam Ridley Pkwy W #100
Smyrna, TN. 37167