WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Catherine Clearwaters
Affiant

Subscribed and sworn to before me, this 24th day of October, 2014

Sherron R. Pearce
Notary Public

MY COMMISSION EXPIRES: 2/23/16
(AFFIX SEAL)

SHERRON R. PEARCE ★ STATE OF TENNESSEE NOTARY PUBLIC ★ WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20140080693 DEEDWARR
Recvd: 10/27/14 11:55 2 pgs
Fees: 13.00 Taxes: 962.00
20141027-0098745

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre Yovanovitch	NEW OWNER/SAME ADDRESS	083-13-0
(NAME)	(NAME)	(MAP)
413 Lakehurst Dr.		102.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Deborah K. Martin, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Andre Yovanovitch, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 96 on the Plan of East Edgefield of record in Plat Book 21, Page 147, 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 part of Lot No. 96 fronts 50 feet on the South side of Fatherland Street and runs back between parallel lines 107 feet to a dead line in the rear.

Being the same property conveyed to Deborah K. Martin by deed from Barbara J. Etheridge, also known as Bobbie Etheridge of record in Instrument No. 20120502-0037550 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1114 Fatherland St., Nashvile, Tennessee 37206

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 24th day of October, 2014.

Deborah K. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Deborah K. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 24th day of October, 2014.

Notary Public

My Commission Expires: 7/6/2015

John M. Wells
State of Tennessee
Notary Public
Davidson County