Davidson County DEEDWARR
Recvd: 03/12/15 11:00 2 pgs
Fees:13.00 Taxes:947.20
20150312-0021215

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $256,000.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2015.

Notary Public
My commission expires: 3/6/18

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

07-1502-85910

Address of New Owner:	Send Tax Bills to:	Tax Information
Ninoslav Przulj 1808 Bryce Circle Nashville TN 37211	SunTrust Mortgage Inc 901 Semmes Avenue Richmond VA 23224	172-15-0-A-235.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brett Peterson and wife, Shawna Peterson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ninoslav Przulj and Jessica Przulj, husband and wife hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: (also known as Jessica A Przulj)

Land in Davidson County, Tennessee, being Lot No. 194, on the Plan of Section Twelve, Holt Woods, of record in Book 9700, Page 723, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brett Peterson and wife, Shawna Peterson by deed from Derrick John Jansen and Sallie D. Jansen, husband and wife, dated October 5, 2012, recorded October 10, 2012, of record in Instrument No. 20121010-0092846, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1808 Bryce Circle, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 9th day of March, 2015.

Brett Peterson

Shawna Peterson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brett Peterson and Shawna Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 9th day of March, 2015.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 10/18/16



True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

