WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

P-AVE-15-8137

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Irene Stjepic	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **8173 Coley Davis Road**	(NAME) **2002 Richard Jones Rd, Ste. 300A**	**141-06-0B-023.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ELIZABETH A. DROWN, MARRIED (F/K/A ELIZABETH A. ADAMS),** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **IRENA STJEPIC, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 123 of Poplar Ridge Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 11322, Page 931, amended in Book 11662, Page 988, Book 11662, Page 993 and Instrument No. 20000211-0014075 and in Instrument No. 20000609-0057726 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Poplar Ridge Condominiums, as of record in Book 9700, Page(s) 829 and 830, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Elizabeth A. Adams, unmarried by Warranty deed from Jillian J. Conder of record in Instrument No. 20130628-0066517 Register's Office for Davidson County, Tennessee, dated June 20, 2013 and recorded on June 28, 2013.
The said Elizabeth A. Adams being one and the same, and now known, as Elizabeth A. Drown.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 9700, Pages 829 and 830;
- Master Deed of record in Book 11322, Page 931, as amended in Book 11662, Page 988, Book 11662, Page 993, and Instrument Nos. 20000211-0014075 and 20000609-0057726;
- HOA Charter of record in Book 11322, Page 924, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8173 Coley Davis Road , Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150020060 DEEDWARR
Recvd: 03/19/15 10:20 2 pgs
Fees:13.00 Taxes:490.25
20150319-0023667

Witness my/our hand(s) this the 16th DAY OF MARCH, 2015.

Elizabeth A. Drown

Jason T. Drown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH A. DROWN and JASON T. DROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2015.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212