Davidson County DEEDWARR
Recvd: 04/01/15 14:20 3 pgs
Fees:18.00 Taxes:1480.00
20150401-0028337

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57292
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sean A. Germain Maureen B. Germain 1208 Applecross Dr. Nashville, TN 37220	First Community Mortgage, Inc. 245 Heritage Park Dr. Murfreesboro TN 37129

TAX MAP PARCEL NUMBERS: 161-01-0-B 130.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Zlatko F. Vujic and Jasminka Vujic,**husband and wife, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Sean A. Germain and Maureen B. Germain, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Aberdeen Woods, Phase Three, Section One, a Planned Unit Development, of record in Instrument No. 20000523-0051434, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zlatko F. Vujic and wife, Jasminka Vujic, by Warranty Deed from Sally Schloss and husband, Wendell E. Henry, dated August 5, 2004, recorded August 9, 2004 in Instrument No. 20040809-0095523, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan..

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20000523-0051434, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 10790, Page 189, amended in Book 11303, Page 555, Book 11714, Page 843, Instrument No. 20000203-0011436, Instrument No. 20000816-0081296, Instrument No. 20030221-0023491, Instrument No. 20030221-0023492 and Instrument No. 20030730-0108227, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 1208 Applecross Drive, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2015.

Zlatko F. Vujic

Jasminka Vujic

State of Tennessee

County of Davidson

On this 30th day of March, 2015, before me the undersigned authority, personally appeared Zlatko F. Vujic and Jasminka Vujic, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Sworn and subscribed before me this 30th day of March, 2015.

Notary

My Commission Expires: _____

RENEE RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-25-2019

Certification of Authenticity

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

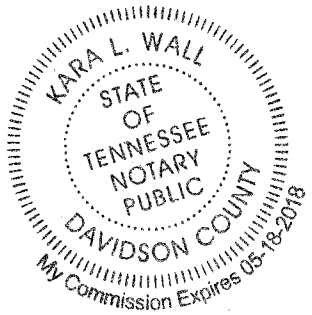
Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary



My Commission Expires: _____

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).