Davidson County DEEDWARR
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Fees:22.00 Taxes:0.00
20150423-0036412

THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

Warranty Deed

File No: 675482

THIS INDENTURE, made and entered into this 14 day of April, 2015, by and between Zdenko Tunjic who aquired title as Sdenko Tunjic and wife, Ruzica Tunjic, party of the first part, Zdenko Tunjic and Ruzica Tunjic, husband and wife and party of the second part,

BEING the same premises which Jalal Said Sidiqi, a married man in deed dated 07/31/2009 and recorded 08/13/2009 in the DAVIDSON County Recorder's Office in Deed Book Volume 20090813-0076242, page , granted and conveyed to Sdenko Tunjic and wife, Ruzica Tunjic, the Grantors herein.

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

ZDENKO ~~TUNKJIC~~ Tunjic F/K/A SDENKO TUNKJIC

RUZICA TUNJIC

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Zdenko Tunjic & Ruzica Tunjic to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 14 day of April, 2015.

Ella K. Butler
Notary Public

My commission expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. TRANSFER BETWEEN HUSBAND AND WIFE

Affiant

Subscribed and sworn to before me this 14 day of April, 2015.

Ella K. Butler

PROPERTY ADDRESS: 250 CROSS TIMBERS Drive, NASHVILLE, TN 37221

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

Exhibit A
Legal Description

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 155 on the Plan of Harpeth Park, Section 2, of record in Book 3700 Page 58, Register's Office for said county.

Being the same property as conveyed from Jalal Said Sidiqi, a married man, to Sdenko Tunjic and Ruzica Tunjic, husband and wife, as set forth in Deed Inst No. 20090813-0076242, dated 7/31/09, recorded 8/13/09, Davidson County, Tennessee.

12814007700

True Copy Certification

State of Pennsylvania

County of Allegheny

I, Renee Sobhani, do hereby make an oath that I am a licensed 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.

Renee Sobhani

Notary's Signature _____

Ondra Eugene Cashaw Jr

My commission expires: 08/08/2017

[Seal of Office]

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Ondra Eugene Cashaw Jr., Notary Public
Hopewell Twp., Beaver County
My Commission Expires Aug. 8, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES