Davidson County	DEEDWARR
Recvd: 04/28/15 12:18	4 pgs
Fees:23.00 Taxes:910.20	
20150428-0037908	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32342-04-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $246,000.00. Affiant Subscribed and sworn to before me this 28th day of April, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jasminka Vujic Zlatko F. Vujic 3217 Cobble St. Nashville, TN 37211	New Owner	Map and Parcel No.: 172 12 0 B 186 00C0

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian S. Sutherland and wife Angela M. Sutherland** (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jasminka Vujic and husband, Zlatko F. Vujic** (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3217 Cobble Street, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 28th day of April, 2015.

Brian S. Sutherland

Angela M. Sutherland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brian S. Sutherland and Angela M. Sutherland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2015.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Section eleven Bradford Hills, as of record in Plat Book 7900, page 496, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brian S. Sutherland and wife Angela M. Sutherland, by deed dated February 27, 1998 from Stephen C. Cushing of record in book 10825, page 140, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 172 12 0 B 186 00C0.
2. Declaration of Covenants, Conditions and Restrictions for Bradford Hills of record in Book 8069, page 170, made applicable in Book 8885, page 519, Register's Office for Davidson County, Tennessee,.
3. By-Laws of Bradford Hills Homeowners Association, Inc., of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Bradford Hills Homeowners Association, Inc. of record in Book 9779, page 672, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 496, Register's Office for Davidson County, Tennessee.

True Copy Certification

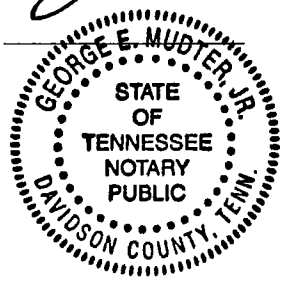
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016