File BOX 8

BILL GARRETT, Davidson County
Trans:T20150039736 DEEDWARR
Recvd: 05/21/15 14:02 2 pgs
Fees:13.00 Taxes:1165.50
20150521-0047109

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DKM) Title No.: 57428
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tanya C. Radic Zeljko Radic 2701 Tyne Blvd. Nashville, TN 37215	FirstBank 211 Commerce St., Suite 300 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 11507003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerald Pollack and Heather Pollack**, husband and wife, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Tanya C. Radic and Zeljko Radic** , wife and husband, 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. 43 on the Plan of Brook Meade Section I of record in Book 2133, page 77, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Gerald Pollack and wife, Heather Pollack, by Warranty Deed from Sally E. Weatherford, unmarried, dated September 15, 2010 and recorded on September 16, 2010, of record in Inst. No. 20100916-0073811, 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 Book 2133, page 77, said Register's Office, which Plan shows 150 minimum building set back line from Davidson Road, a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 by 25 foot utility anchor easement located on the southeasterly front corner of said Lot; Easement for the flow of the creek across so much of the premises as my lie therein; Easement for bridge across creek for ingress and egress to a public road of record in Book 5291, page 673, said Register's Office; Easement for sanitary sewers and /or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5291, page 673, said Register's Office

This is improved property, known as 604 Davidson Road, Nashville, TN 37205

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 20th day of May, 2015

Gerald Pollack **Heather Pollack**

State of Tennessee

County of Davidson

On this 20th day of May, 2015, before me the undersigned authority, personally appeared Gerald Pollack and Heather Pollack, 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 Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $315,000.00.

Affiant

Sworn and subscribed before me this 20th day of May, 2015.

Notary

My Commission Expires: _____

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