BILL GARRETT, Davidson County
Trans:T20150056341 DEEDWARR
Recvd: 07/13/15 10:38 2 pgs
Fees:13.00 Taxes:577.20
20150713-0067666

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1543

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vanja Trubajic 3329 Harpeth Springs Drive Nashville, TN 37211	Highlands Residential Mortgage, LTD 12001 N. Central Expressway, Suite #750 Dallas, TX 75243	**141-6-D-103.00**

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M151543

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $156,000.00

Vanja Trubajic
Affiant

Subscribed and sworn to before me, this the 8th day of July, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Patti V. Kaulback now known as Patricia Vallett, a single woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Vanja Trubajic, a single woman,** hereinafter called the Grantees, their heirs and assigns, a 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. 103 on the Plan of Riverbridge Community, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Townhomes of Riverbridge, a horizontal property regime established by the Declaration of Restrictive Covenants of record in Instrument No. 20030205-0016032, as amended in Instrument No. 20050520-0056889, said Register's Office.

Being the same property conveyed to Patti V. Kaulback by Warranty Deed from Alliene G. Lipsey, dated March 22, 2013, recorded March 27, 2013, of record in Instrument No. 20130327-0030067, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **3329 Harpeth Springs Drive, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **8th** day of **July, 2015.**

GRANTOR(S)

Patti V. Kaulback now known as Patricia Vallett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Patti V. Kaulback now known as Patricia Valett** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **8th** day of **July, 2015.**

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

Notary Public
My Commission Expires: