THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074707** BILL GARRETT, Davidson County Trans:T20150063410 DEEDWARR Recvd: 08/03/15 09:29 2 pgs Fees:13.00 Taxes:481.00 20150803-0076161	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $130,000.00. Affiant Subscribed and sworn to before me, this 30th ~~day~~ of July, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Alija Turkovic 7245 Highway 70 South #104 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-07-0-E-104.00 CO

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, **Mary L. Sandoz, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alija Turkovic and Edina Turkovic, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 104, BELLE GLEN CONDOMINIUMS, as shown on Exhibit "E" of Book 11210, Page 184, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary L. Sandoz, unmarried by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, recorded on the 18th day of November, 1998 in Deed Book 11210, Page 572, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Exhibit "E" of Book 11210, Page(s) 184 and Exhibit "E" of Book 11186, Page 935 and Book 8250, Page 929.

Charter of Belle Glen Condominium Owners Association, Inc. recorded in Book 11163, Page 12.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLE GLEN CONDOMINIUMS of record in Book 11127, Page 361 , as amended by

instrument(s) of record in Book 11156, Page 478, Book 11186, Page 935 and Book 11210, Page 184; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Public Utilities, recorded in Book 10791, Page 725.

Easement for Sewer, recorded in Book 6483, Page 907.

Storm Water Detention Agreement recorded in Book 10922, Page 936.

Conveyance for Open Spaces and Common Areas recorded at Instrument No. 20041230-0155029.

Subject to flow of Rivers, Creeks and Streams.

This is improved property located at 7245 Highway 70 South #104 Nashville TN 37221

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 30th day of July, 2015.

Mary L. Sandoz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary L. Sandoz, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018