27646-8 return to: Attorneys Title Company, Inc. Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150082133 DEEDWARR
Recvd: 09/28/15 09:12 2 pgs
Fees:13.00 Taxes:340.40
20150928-0098016

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow
721 President Place, Suite 100
Smyrna, Tennessee 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jyoti Pandit	Bank of America	142-06-0-B-213.00 CO
(NAME)	(NAME)	
810 Bellevue Road, # 213	P.O. Box 650070	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas, TX 75265-0070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Vahida Barisic and husband Branko Barisic,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jyoti Pandit, a single person,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit 213, Building 32 together with garage designated No., 1 on the plan of "Peppertree" Creekside Meadows Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed for "Peppertree", Creekside Meadows Condominiums, of record in Book 4834, Page 257, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6535, Page 723, Book 6874, Page 354, and Book 7610, Page 973, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4834, Page 297 and as amended in Book 6237, Page 644 and Book 6535, Page 724, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of "Peppertree" Creekside Meadows Condominiums, as of record in Book 4675, Page 128 – 130, said Register's Office, for a more complete identification and description of such unit

Being the same property conveyed to Vahida Barisic by deed executed 01/23/2009 of record in Instrument 20090126-0006252, Register's Office for Davidson County, Tennessee.

Branko Barisic executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 810 Bellevue Road, # 213, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my/our hands this 24th day of September, 2015.

Vahida Barisic

Branko Barisic

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Vahida Barisic and Branko Barisic, the bargainor(s), 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 and seal this 24th day of September, 2015.

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public Lori Holloway
My Commission Expires: 4-20-19

File No.: 20531