WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150094270 DEEDWARR
Recvd: 11/05/15 09:08 5 pgs
Fees: 28.00 Taxes: 666.00

20151105-0112632

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 8.27.18

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.27.18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amina Zukanovic	Sun West Mtg.	135-16-0-A 075.00CO
(NAME)	(NAME)	
2613 Somerset Drive	18000 Studebaker Rd #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Cerritos, CA 90703	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Estate of Charles Allen Wharton**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Amina Zukanovic and Columbus E. Williams, wife and husband and Mirsad Zukanovic,** a married man, , hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 117, on the Plan of Subdivision for Tracts 8, 9 & 10, of Nashboro Village, of record in Plat Book 5200, Pages 186-189, as amended in Book 8687, Page 401, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Toni Leigh Chapman, unmarried and Charles Allen Wharton by Warranty Deed from Thomas A. Wheeler and wife, Alena C. S. Wheeler, dated 05/18/1995, recorded 5/22/1995 of record in Book 9677, Page 682, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Charles Allen Wharton by Quitclaim Deed from Toni Chapman Wharton, dated 07/15/2014, recorded 7/18/2014 of record in Instrument No. 20140718-0063974, in the Register's Office for Davidson County, Tennessee. Charles Allen Wharton died testate on 06/17/2015, Hunter Wade Wharton having been appointed Executor, as evidenced under Docket No. 15P1366, in the Probate Court Clerk's Office for Davidson County, Tennessee. For the purposes of this transaction Charles Allen Wharton and Charles Alan Wharton are one and the same.

Subject to: (1) All matters shown on the plat of record in Plat Book 5200, Pages 186-189, and the Plat Amendment in Book 8687, Page 401 (Lot 117 only), in the Register's Office for Davidson County, Tennessee. (2) Covenants, conditions, easements and restrictions of record in Book 4827, Page 14, as amended of record in Book 5465, Page 561 and Book 5588, Page 429, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (3) By-Laws of record in Instrument No. 201509140093006, in the Register's Office for Davidson County, Tennessee. (4) Charter of the Homeowners Association of record in Book 5576, Page 419, in the Register's Office for Davidson County, Tennessee. (5)

Easements of record in Book 437, Page 14, Book 75, Page 192, Book 3955, Page 180 and Book 4821, Page 111, in the Register's Office for Davidson County, Tennessee and (6) Right of Way Easement of record in Book 4588, Page 473, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2613 Somerset Drive, Nashville, TN 37217
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 30th day of October, 2015.

ESTATE OF CHARLES ALLEN WHARTON

Hunter Wade Wharton, Executor

Hunter Wade Wharton, Individually

Corey Elizabeth Moffitt

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Hunter Wade Wharton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the **Estate of Charles Allen Wharton**, the within named bargainor, and he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor..

WITNESS my hand and seal, this 30th day of October, 2015.

My Commission Expires:	
8.14.17	Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

On this 30th day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hunter Wade Wharton,** individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same ashis free act and deed.

WITNESS my hand and seal, this 30th day of October, 2015.

My Commission Expires: 8.14.17	Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF SHELBY

On this _____ day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Corey Elizabeth Moffitt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as her free act and deed.

WITNESS my hand and seal, this _____ day of October, 2015.

My Commission Expires:	
	Notary Public

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Easements of record in Book 437, Page 14, Book 75, Page 192, Book 3955, Page 180 and Book 4821, Page 111, in the Register's Office for Davidson County, Tennessee and (6) Right of Way Easement of record in Book 4588, Page 473, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

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(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 30th day of October, 2015.

ESTATE OF CHARLES ALLEN WHARTON

Hunter Wade Wharton, Executor

Hunter Wade Wharton, Individually

Corey Elizabeth Moffitt

Corey Elizabeth Moffitt

STATE OF TENNESSEE

COUNTY OF WILSON

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WITNESS my hand and seal, this _____ day of October, 2015.

My Commission Expires:	
	Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

On this _____ day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hunter Wade Wharton,** individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same ashis free act and deed.

WITNESS my hand and seal, this _____ day of October, 2015.

My Commission Expires:	
	Notary Public

STATE OF TENNESSEE

COUNTY OF ~~SHELBY~~ Obion GT

On this 30th day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Corey Elizabeth Moffitt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as her free act and deed.

WITNESS my hand and seal, this 30th day of October, 2015.

My Commission Expires: 5-15-19	Joyce Truett
	Notary Public

JOYCE TRUETT
STATE OF TENNESSEE NOTARY PUBLIC
OBION COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122