Davidson County DEEDWARR
Recvd: 04/01/16 14:56 4 pgs
Fees:23.00 Taxes:2590.00
20160401-0031282

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32863-02-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Admir Hrstic Affiant Subscribed and sworn to before me this 30th day of March, 2016. Sandra Reece Notary Public My Commission Expires: 3/3/2020 SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Admir Hrstic, Ivana Hrstic 27 Bosley Oaks Nashville, TN 37205	**Send Tax Bills To:** Bank of Nashville 1033 Demonbreun #200 Nashville, TN 37203	**Tax Information:** Map and Parcel No.: 104 14 0 G 017 00CO

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, **Chrissy Shaffer Frankum, Trustee of The Dan Mitchell Frankum 2014 Trust**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Admir Hrstic and wife, Ivana Hrstic** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 27 Bosley Oaks, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of March, 2016.

BY: _____

Chrissy Shaffer Frankum, Trustee of the Dan Mitchell Frankum 2014 Trust

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Chrissy Shaffer Frankum,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Trustee of the Dan Mitchell Frankum 2014 Trust, and that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2016.

_____

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of (Revised) Whitworth Phase 01 as of record in Plat Book 7900, page 140 thru 144, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Chrissy Shaffer Frankum, Trustee of The Dan Mitchell Frankum 2014 Trust by Quitclaim Deed dated March 12, 2014 from Dan Frankum of record in Instrument No. 20140312-0020773, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 104 14 0 G 017 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, page 305, Book 8282, page 45, Book 8830, page 249 and Book 9778, page 27, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Amended By-Laws of The Whitworth Homeowners Association, of record in Instrument No. 20020812-0097386, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to The Whitworth Homeowners Association of record in Book 9778, pages 29 and 32, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, pages 140 thru 144, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, page 830, Register's Office for Davidson County, Tennessee.
7. Easement for sewer to the City of Nashville of record in Book 3467, page 194 and in Book 3505, page 338, Register's Office for Davidson County, Tennessee.
8. Easement for water mains to Metropolitan Government of Nashville and Davidson County of record in Book 7868, page 959, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

