THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20160027165 DEEDWARR
Recvd: 04/04/16 15:13 2 pgs
Fees:13.00 Taxes:832.50
20160404-0031988

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me as of the 1st day of March, 2016.

Notary Public

My Commission Expires: 3/7/2017

LINDA F. BURNSED NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Andrija Tokic 829 West McKennie Ave. Nashville, TN 37206-3350	SAME	071-16-322.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Dean Bratcher, married and Brandes B. Holcomb, unmarried**, hereinafter collectively referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Andrija Tokic, a married man** his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Thornby Place, of record in Plat Book 332, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in this description but specifically excluded herefrom is that property conveyed to the State of Tennessee by Deed of record in Book 4085, Page 827, said Register's Office, containing 93 square feet, more or less.

Being the same property conveyed to Dean Bratcher, unmarried and Brandes B. Holcomb, unmarried by Warranty Deed from Geraldine Brown, unmarried, of record in Instrument No. 20061109-0139514, Register's Office for Davidson County, Tennessee, dated November 8, 2006 and recorded on November 9, 2006.

Being improved property known as 829 West McKennie Ave., Nashville, TN 37206-3350.

The property herein conveyed is not, and has never been, the prinicipal residence of Grantor(s) or their spouse(s).

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 332, Page 3, Register's Office for Davidson County, Tennessee.

2. The taxes for 2016 have been prorated at closing and are assumed by Grantee.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 1st day of March, 2016.

Dean Bratcher

Brandes B. Holcomb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Dean Bratcher, and Brandes B. Holcomb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 1st day of March, 2016.

Notary Public

My Commission Expires: 3/7/2017

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017