16-CD-192

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1502

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brishen Dawn Westover Billy Ray Fears, Jr. 220 Woodmaker Court Nashville, TN 37214	Franklin American Mortgage Company 6100 Tower Circle Suite 600 Franklin TN 37067	108-15-A-20.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $157,500.00

Affiant

Subscribed and sworn to before me, this the 10th day of June, 2016.

Notary Public

My Commission Expires: 3-18-19
(Affix Seal)

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18, 2019
COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans: T20160051611 DEEDWARR
Recvd: 06/17/16 13:32 2 pgs
Fees: 13.00 Taxes: 582.75
20160617-0061784

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. I, **Jele Stanisic, a widow,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brishen Dawn Westover, unmarried and Billy Ray Fears, Jr., unmarried as joint tenants with rights of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Percy Priest Woods Subdivision, of record in Book 9700, page 384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Goran Stanisic and wife, Jele Stanisic by Warranty Deed from William H. Dorris and Robert B. Huffine, dated August 3, 2001, recorded August 7, 2001, of record in Instrument No. 20010807-0084915, as Re-Recorded in Instrument No. 20010911-0098752, Register's Office for Davidson County, Tennessee.

Goran Stanisic have since died on September 8, 2012 leaving Jele Stanisic as surviving tenant by the entirety.

This is ☒ Improved OR ☐ Unimproved property located at: **220 Woodmaker Court, Nashville, TN 37214**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 **10th** day of **June, 2016.**

GRANTOR(S)

Jele Stanisic

Jele Stanisic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jele Stanisic** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **10th** day of **June, 2016.**

Notary Public
My Commission Expires:
10-18-16

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016