BILL GARRETT, Davidson County
Trans:T20160057305 DEEDWARR
Recvd: 07/06/16 09:37 2 pgs
Fees:13.00 Taxes:1591.00
20160706-0068908

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of June, 2016, by and between Michael S. Bligh, Trustee of the FSAA Revocable Living Trust, party of the first part, and Zeljko Radic and Tanya Radic, Married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 17 on the plan of H.E. Bernal's "Haywood Heights", S/D, not of record, more described as follows:

BEGINNING in the center of Haywood Lane, at the northeast corner of Lot No. 18 on said plan conveyed to James D. Pope et ux, by deed from G.W. Hopper, of record in Book 2343, Page 229, Register's Office for said County; thence with Pope's eastern boundary line, South 2 deg. 40 min. East 990.8 ft. to said Pope's southeast corner; thence South 89' East 147 ft. to the southwest corner of Lot No. 16 on said plan; thence with the line between Lot No. 16 and 17, North 2 degrees 30 min. West 993.6 feet to the center of said Lane; thence with same, westwardly 150 ft. to the beginning.

Being all or part of the same property conveyed to Michael S. Bligh, Trustee of The FSAA Revocalbe Living Trust, by virtue of that certain Quit Claim Deed dated November 9, 2010, at Instrument No. 20110209-0011494 in the amount of $10.00 in the Register's Office of Davidson County, Tennessee.

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 assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book 1815, Page 32 and Book 7994, page 57 and Easements at Book 6391, Pages 747 and 750 in said Register's Office, Tennessee; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michael S. Bligh, Trustee of the FSAA Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael S. Bligh, Trustee, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2016.

Notary Public

MARIA ALFARO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 03-07-17

Property Owner & Address: Zeljko and Tanya Radic
327 Haywood Lane, Nashville, TN 37211

Tax Parcel No 14712004900

Property Address: 327 Haywood Lane
Nashville, TN 37211

MAIL TAX BILLS TO: Owners at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $430,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of June, 2016.

Notary Public

MARIA ALFARO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 03-07-17