Davidson County	DEEDWARR
Recvd: 08/09/16 15:01	3 pgs
Fees:18.00 Taxes:799.20	
20160809-0082927	

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
16-0037M

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of August, 2016

Notary Public
Commission Expires: SEP 2 0 2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sefer Zeca 3183 Skinner Drive Antioch, TN 37013	NEW OWNER	174-11-0A- 433.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Robyn L. Dubreus and Terrance M. Dubreus, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sefer Zeca and Lumnije Zeca, husband and wife Zenel Zeca and Rukje Zeca, husband and wife

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. 383 on the Final Plat, Cane Ridge Farms, Phase Six, Section Two, of record in Instrument Number 20060216-0018813 and Instrument No. 20060531-0063598, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Robyn L. Brown, unmarried and Terrance M. Dubreus, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 6/30/06 and recorded 7/5/06 in Instrument No. 20060705-0079850, in the Register's Office of Davidson County, Tennessee. The said Robyn L. Brown, unmarried and Terrance M. Dubreus, unmarried are now married and known as Robyn L. Dubreus and Terrance M. Dubreus, wife and husband.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3183 Skinner Drive, Antioch, TN 37013.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of August, 2016.

Robyn L. Dubreus

Terrance M. Dubreus

STATE OF Texas
COUNTY OF Fort Bend

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Robyn L. Dubreus and Terrance M. Dubreus

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Sugarland (City), Texas (State) this 11th day of August, 2016.

YANCY BLANCO DE LEON
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-11-19

Notary Public
My Commission Expires: 6-11-19

(Notary Seal)

Please Record and Return To
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY