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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16068250** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $512,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of August, 2016.<br><br>Notary Public<br>My Commission Expires: 3/25/18 |

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| William G. Bainbridge<br>6604 CURRYWOOD DR<br>Nashville, TN 37205-3030 | New Owner | Tax Parcel ID No.<br>11510006100 |

**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, **Dr. Karoly Mirnics and Zeljka Korade Mirnics, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William G. Bainbridge and Paige Bainbridge, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 113, SECTION 6, PLAN OF WEST MEADE ESTATES, as shown on plat of record in Plat Book 3300, Page 76, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dr. Karoly Mirnics and Zeljka Korade Mirnics, husband and wife by Warranty Deed from Patricia E. Lafferty and husband, Martin D. Lafferty, recorded on the 12th day of July, 2006 in Instrument No. 20060712-0083588, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 6, WEST MEADE ESTATES, as recorded in Plat Book 3300, Page(s) 76.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3406, Page 342 as amended in Book 3462, Page 281 and Book 4503, Page 111.

This is improved property located at 6604 CURRYWOOD DR Nashville TN 37205-3030.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20160070202 DEEDWARR
Recvd: 08/12/16 14:07 2 pgs
Fees:13.00 Taxes:1894.40
20160812-0084340

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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 August, 2016.

Dr. Karoly Mirnics by Kate Rosenthal attorney-in-fact

Dr. Karoly Mirnics
By: Kate Rosenthal, attorney-in-fact

Zeljka Korade Mirnics by Kate Rosenthal attorney-in-fact

Zeljka Korade Mirnics
By: Kate Rosenthal, attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kate Rosenthal,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Dr. Karoly Mirnics and Zeljka Korade Mirnics,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of August, 2016.

Notary Public

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

My Commission Expires: _____