WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah Frances Bibee	Sarah Frances Bibee	128130A34000
(NAME)	(NAME)	
340 Westfield	340 Westfield	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/15/16 11:50 4 pgs
Fees:23.00 Taxes:599.40
20160815-0084771

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Theodore Chris Miljevich**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sarah Frances Bibee**, hereinafter called the GRANTEE(S), 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 Apartment Unit No. 340, of Westfield Condominium, created under Title 66, Section 27-01, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, Page 771, as amended in Book 6736, Page 110, and further amended in Book 6801, Page 962, and further amended in Book 6831, Page 982, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Theodore Chris Miljevich from Tropy Fleming, a single person, dated March 30, 2006, recorded in Instrument No. 200604110041605, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject: (1) All matters as set forth per Book 6250, Page 748; (2) Restrictions of record in Book 6551, Page 988; (3) Master Deed of record in Book 6678; (4) By-Laws of record in Book 6678, Page 802, said Masterdeed was amended of record in Book 6736, Page 110, amended of record in Book 6801, Page 962, as amended of record in Book 6831, Page 982; (5) Easement, Right and Right of Way Easement of record in Book 4851, Page 918; (6) Grant of Easement for Sewer Line Easement of record in Book 6551, Page 981; (7) Easement of record in Book 6250, Page 590; (8) Easement of record in Book 6250, Page 748; (9) Easement of record in Book 6831, Page 982; (10) Agreement for Dedication of Public Utilities Easement Easement of record in Book 7803, Page 694; (11) Charter of record in Book 6746, Page 677, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 340 Westfield, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of August, 2016.

Theodore Chris Miljevich

State of California
County of _____

Personally appeared before me Theodore Chris Miljevich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of August, 2016.

SEE ATTACHED

Notary Public
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA JURAT

State of California
County of **Santa Cruz**

Subscribed and sworn to (or affirmed) before me on this 12th day of August, 2016 , by Theodore Chris Miljevich, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

JULIE BERRY
COMM. # 2144248
NOTARY PUBLIC - CALIFORNIA
COUNTY OF SANTA CRUZ
MY COMM. EXP. FEB. 26, 2020

(Seal)

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

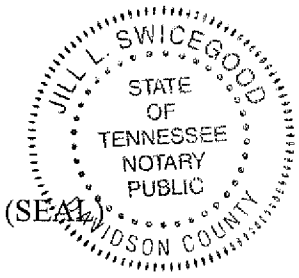
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018