This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 09/01/16 14:07 4 pgs
Fees:23.00 Taxes:1813.00
20160901-0092121

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of August, 2016, by and between Zeljko Radic and Tanya Radic, husband and wife, party of the first part, and Radford Properties, LLC, a Tennessee Limited Liability Company 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 Zeljko Radic and Tanya Radic by virtue of that certain Warranty Deed dated June 30, 2016, at Instrument No. 20160706-0068908 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 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and Restrictions in Book 1815, page 32, Book 7994, page 57 and Easements in Book 6391, pages 747 and 750; 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), 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.

Zeljko Radic by Tanya Radic POA
Zeljko Radic by Tanya Radic, Attorney in Fact

Tanya Radic

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me personally appeared Tanya Radic to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Zeljko Radic, and who acknowledged that he executed the same as the free act and deed of Zeljko Radic contained.

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

Notary Public

My Commission Expires: 9-25-19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

STATE OF Tennessee
COUNTY OF Davidson

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

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

Notary Public

My Commission Expires: 9-25-19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-19

STATE OF Tennessee

COUNTY OF Davidson

Tanya Radic, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Zeljko Radic, the principal.

This30th day of August, 2016

Tanya Radic

Sworn to and subscribed before me by Tanya Radic this 30th day of August, 2016.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires 9-25-19

Property Owner & Address: Radford Properties, LLC

Tax Parcel No 14712004900

Property Address: 327 Haywood Lane
Nashville, TN 37211

MAIL TAX
BILLS TO:
NEW OWNERS

STATE OF
COUNTY OF

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 $490,000.00 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 August, 2016.

Notary Public

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

My Commission Expires: 6/28/17

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

CASSIE LOVVORN
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY