WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160093479 DEEDWARR
Recvd: 10/24/16 10:01 2 pgs
Fees:13.00 Taxes:584.60
20161024-0111928

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 3/16/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Magda Karina Martinez Ruiz	Same as new Owner	150-05-0-128.00
(NAME)	(NAME)	
445 Cedarcliff Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Suada Simic and Zoran Simic, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Magda Karina Martinez Ruiz, unmarried,** 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. 222 on the Plan of Cherry Hills, Section 4 of record in Plat Book 4460, Page 21, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Suada Simic by deed of record in Instrument 20110412-0028125, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This instrument is executed on behalf of Zoran Simic by Suada Simic pursuant to recorded Power of Attorney of record in Instrument 20161024-0111927, in the Register's Office for Davidson County, Tennessee.

Zoran Simic executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 445 Cedarcliff Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

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 do 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 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/our hands this 30th day of September, 2016.

Suada Simic
Suada Simic

Zoran Simic by Suada Simic, Attorney in Fact
Zoran Simic
by: Suada Simic, Attorney in Fact

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Suada Simic the bargainor(s), 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 seal this 30th day of September, 2016.

Lori Holloway
Notary Public Lori Holloway
My Commission Expires: 4-20-19

State of Tennessee
County of Rutherford

On this 12th day of September, 2016 before me personally appeared Suada Simic, the person who executed the foregoing instrument on behalf of Zoran Simic, and acknowledged that she executed the same as the free act and deed of the said Zoran Simic, through Power of Attorney granted her by the said Zoran Simic.

WITNESS my hand and seal this 30th day of September, 2016.

Lori Holloway
Notary Public
Commission Expires: 4-20-19

