WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165515

**THIS INSTRUMENT PREPARED BY:**

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $177,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20160095373 DEEDWARR
Recvd: 10/28/16 10:49 2 pgs
Fees:13.00 Taxes:654.90
20161028-0114007

SONDRA REECE
NOTARY PUBLIC
TENNESSEE
SUMNER COUNTY

Subscribed and sworn to before me, this the 25th OF day of October, 2016.

Notary Public
My Commission Expires: 9.3.20

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Bojan Zivak<br>7001 Lenox Village Drive, A-6<br>Nashville, TN 37211 | Highlands Residential Mortgage, LTD<br>12001 N. Central Express way, Ste 750<br>Dallas, TX 75243 | 172120D00600CO |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mary E. Rankin, a single woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bojan Zivak, a single man,** 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:

Being Unit Nos. A-6, of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, reference is hereby made for a more complete description of said units.

Being the same property conveyed to Mary E. Rankin by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 25th day of May, 2004 in Instrument No. 20040525-0061324 and re-recorded in Instrument No. 20040604-0066294, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **7001 Lenox Village Drive, Apt A6, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2016 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number 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 25th day of October, 2016.

Mary E. Rankin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mary E. Rankin**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of October, 2016.

Notary Public
My Commission expires: 3/3/20

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY