Davidson County DEEDWARR
Recvd: 11/02/16 10:19 2 pgs
Fees:13.00 Taxes:784.40
20161102-0115738

WARRANTY DEED

File #16371

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

116024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Snjezana Dimic	NEW OWNER	-181-14-0A-107.00-CO
(NAME) 8603 Altesse Way	(NAME)	
(ADDRESS) Brentwood, TN 37027-8382	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Shawna Moore, formerly known as Shawna L. Jones, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Snjezana Dimic and Milan Dimic, wife and husband,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 141 on the plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A1 to the second supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Shawna L. Jones, an unmarried woman by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20070425-0049251 Register's Office for Davidson County, Tennessee, dated April 23, 2007 and recorded on April 25, 2007. Shawna L. Jones has since married and is now known as Shawna Moore. This property was not the homestead or residence of the grantor's spouse.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 8603 Altesse Way, Brentwood, TN 37027-8382
(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 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 hand this 31st day of October, 2016.

Shawna Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Shawna Moore, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _31st day October, 2016.

My commission expires: 8-4-2020

Notary Public

RACHEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY