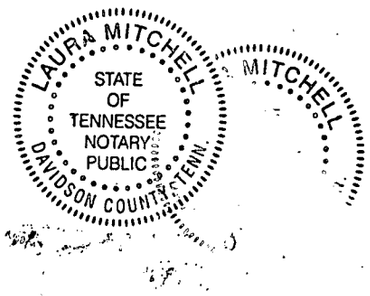
Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant



Subscribed and sworn to before me this 14th day of November, 2016.

Notary Public
My Commission Expires: 3/6/18

16-0652

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lea Lakovic	new owner	
415 Dupont Avenue		043-09-0-196.00
Madison, TN 37115-3716		

WARRANTY DEED

For and in 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, we

Samuel Ryan Willey, a married man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

~~Lee~~ Lea **Lakovic, an unmarried woman,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the East 50 feet of Lot No. 6, of Block H, on the Map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the North side of DuPont Avenue and runs back between parallel lines 165.5 feet to an alley.

Being the same property conveyed to Jeremy R. Byrd and wife, Karry Jo Byrd by Warranty deed from Fred A. Timmons, Jr. and wife, Jeannie Timmons of record in Instrument No. 20001106-0110211 Register's Office for Davidson County, Tennessee, dated October 27, 2000 and recorded on November 06, 2000.

Being the same property conveyed to The Secretary of Housing and Urban Development of Washington, D. C., by Trustee's deed from Wilson & Associates, PLLC, Successor Trustee, of record in Instrument No. 20151223-0129273 Register's Office for Davidson County, Tennessee, dated August 08, 2014 and recorded on December 23, 2015. (Value of consideration shown in aforementioned deed $139,394.13.)

BILL GARRETT, Davidson County
Trans:T20160101670 DEEDWARR
Recvd: 11/17/16 10:02 2 pgs
Fees:13.00 Taxes:832.50
20161117-0121210

Being the same property conveyed to Wanda Williams by Cash Deed for Tennessee deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D. C., of record in Instrument No. 20160303-0020762, Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on March 03, 2016.

Being the same property conveyed to Samuel Ryan Willey, an unmarried man by Warranty deed from Wanda Williams, unmarried of record in Instrument No. 20160805-0081676 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 05, 2016.

Mallory Willey wife of Samuel Ryan Willey joins in this conveyance to convey her marital interest in the subject property, if any.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **415 Dupont Avenue, Madison, TN 37115-3716.**

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 our hands this 14th day of November, 2016.

Samuel Ryan Willey

Mallory Willey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Samuel Ryan Willey and Mallory Willey**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 2016.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimbra Spann, Notary Public
State of Tennessee at Large
My Commission Expires: 03/03/19