Davidson County DEEDWARR
Recvd: 01/18/17 12:09 2 pgs
Fees:13.00 Taxes:469.90
20170118-0005383

Record

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

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of January, 2017, by and between Integrity First Realty, LLC, a Tennessee Limited Liability Company, party of the first part, and Luka Milicevic, , 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:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 118 on the Map of J.B. Haynies Oriental Plan, of record in Book 161, Pages 26 and 27, Register's Office for said County.

Said part of Lot No. 118 fronts 50 feet on the southerly side of Queen Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Integrity First Realty, LLC by warranty Deed dated 01/12/17 of record at Instrument No. 20170118-0003749 in said Registers office, TN. Being all or part of the same property conveyed to Vera Kay Mayfield and Rayburn F. Mayfield by virtue of that certain Quit Claim Deed dated May 13, 2004, and being of record at Instrument No. 20040520-0059177 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 2017 Davidson County real property taxes, being a lien not yet due and payable; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

Integrity First Realty, LLC
Josh Stewart, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashlee D Page, a Notary Public of said County and State, personally appeared Josh Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Integrity First Realty, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Integrity First Realty, LLC by himself as Manager.

WITNESS my hand and official seal at office this 12th day of January, 2017.

Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Luka Milicevic
704 Somerset Farms Court
Nashville, TN 37221

Tax Parcel No 07108001300

Property Address: 324 Queen Ave
Nashville, TN 37207

Luka Milicevic
MAIL TAX BILLS TO: 704 Somerset Farms Court
Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $127,000.00 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 12th day of January, 2017.

Notary Public

My Commission Expires: 9-1018

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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 herewith 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 Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/23/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-23-2019