~~Prepared By & Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
16-2285

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

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of December, 2016

Notary Public
Commission Expires: 9-10-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Travis Powell 3880 Priest Lake Drive Apt. 39 Nashville, TN 37217	Same address as new owner	136-03-0A-123.00-CO

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, I/WE,

Djordjeta Teodorovic, a married woman and Simona Teodorovic, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Travis Powell and Maria E. Powell, husband and wife

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 Townhouse Number 39, Building 16 on the Plan of Priest Lake Park Condominium Townhouse, Phase 1, of record in Plat Book 4460, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Djordjeta Teodorovic and Simona Teodorovic by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20131119-0119381 Register's Office for Davidson County, Tennessee, dated November 15, 2013 and recorded on November 19, 2013.

Subject property having never been the primary residence of Dusan Teodorovic, spouse of Djordjeta Teodorovic.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3880 Priest Lake Drive Apt. 39, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170008902 DEEDWARR
Recvd: 01/31/17 09:48 2 pgs
Fees:13.00 Taxes:440.30
20170131-0010070

Dated this the 29th day of December, 2016.

Djordjeta Teodorovic by Dteodorovic attorney, attorney in fact
Djordjeta Teodorovic, by Dusan Teodorovic, as attorney in fact

Simona Teodorovic by Dteodorovic attorney, in fact.
Simona Teodorovic, by Dusan Teodorovic, as attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, **Dusan Teodorovic,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Djordjeta Teodorovic and Simona Teodorovic** and acknowledged that he executed the same as the free act and deed of the said **Djordjeta Teodorovic and Simona Teodorovic,** pursuant to the Specific Power of Attorney's recorded in Instrument No's. 20170131-0010068 and 20170131-0010069, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of December, 2016.

Notary Public
My Commission Expires: 4-10-18

SUSAN L HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
(Notary Seal)
COUNTY OF DAVIDSON