WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170040568 DEEDWARR
Recvd: 05/12/17 09:44 2 pgs
Fees: 13.00 Taxes: 1076.70

20170512-0047209

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 7.2.18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danijela Kovac	Franklin Synergy Bank	098-05-0-013.00
(NAME)	(NAME)	
2826 Twin Lawn Drive	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Paul R. Gagliano and wife, Donna C. Gagliano**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Danijela Kovac and Dimitrije Kovac, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 136 on the Plan of Section Three, Lake Park, of record in Plat Book 4660, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul R. Gagliano and wife, Donna C. Gagliano by Warranty Deed from Simon Baert and wife, Mary Lou Santillan Baert, dated 05/27/1987, recorded 06/05/1987, of record in Book 7259, Page 268, in the Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4660, Page 90, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 4787, Page 510, in the Register's Office for Davidson County, Tennessee; Easement contained in Warranty Deed of record in Book 4914, Page 466, in the Register's Office for Davidson County, Tennessee: Charter of Lake Park Homeowners Association of record in Book 4669, Page 746, in the Register's Office for Davidson County, Tennessee; Charter of Lake Park Homeowners Association Inc., of record in Book 9949, Page 538, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01288-37332
SMG TN Warranty Deed

This is improved ☑ property, known as 6021 Port Jamaica Drive, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 10th day of May, 2017.

Paul R. Gagliano

Donna C. Gagliano

State of Tennessee
County of Wilson

Personally appeared before me Paul R. Gagliano and Donna C. Gagliano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of May, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122