Davidson County DEEDWARR
Recvd: 05/12/17 10:28 2 pgs
Fees:13.00 Taxes:654.90
20170512-0047255

WARRANTY DEED

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

MST 2017-0537

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 2017

Notary Public

MY COMMISSION EXPIRES: 9/22/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

NAT-17720

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Lam Ciing	New Owner	176-01-0-045.00
(NAME)	(NAME)	
4420 Lavergne Couchville Pike		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, WE, **Dzeko Muratovic and wife, Ana Muratovic,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Don Lam Ciing, a married woman,** 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 Lot No. 73 on the Plan of Hickory Woods Estates, Section A of record in Plat Book 6900, Page 511, corrected by a Surveyor's Certificate of Correction recorded in Book 7582, Page 166, 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 Dzeko Muratovic and wife, Ana Muratovic by Cash Deed for Tennessee deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20030508-0061718 Register's Office for Davidson County, Tennessee, dated April 30, 2003 and recorded on May 08, 2003.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 511, as corrected in Book 7582 Page 167 and in Book 9997, page 844, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 7422, Page 301, as amended in Book 9678, Page 187, Book 9764, Page 44 and Book 11180, Page 802, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter for Hickory Woods HOA of record in Book 7587, Page 87 and Book 7876, Page 67, in the Register's Office for Davidson County, Tennessee. By-Laws of Hickory Woods HOA of record in Book 9678, Page 213, amended in Instrument Number 20001207-0120450, Instrument Number 20010614-0062710 and Instrument Number 20031010-0150800, Register's Office for Davidson, County, Tennessee. Rules and regulations of record in Instrument Number 20011015-0111957 and Instrument Number

[redacted]

20010614-0062709, in the Register's Office for Davidson County, Tennessee. Deed of common areas to HOA of record in Book 9768, Page 923, in the Register's Office for Davidson County, Tennessee. Easement to Tn. Power Company for TVA lines of record in Book 437, Page 24 & 39, in the Register's Office for Davidson County, Tennessee. Transmission line easement of record in Book 9623, Page 973, in the Register's Office for Davidson County, Tennessee. Anchor easement of record in Book 10153, Page 990, in the Register's Office for Davidson County, Tennessee. Sewer line easement of record in Book 6952, Page 830, Book 6954, Page 24, Book 7145, Page 614, Book 7145, page 518, Book 8169, Page 571 and Book 9790, Page 311, in the Register's Office for Davidson County, Tennessee.

This property, known as 4420 Lavergne Couchville Pike, Antioch, TN 37013
(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/our hand(s) this 11th DAY OF May, 2017.

Dzeko Muratovic

Ana Muratovic

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dzeko Muratovic and Ana Muratovic, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of May, 2017.

Notary Public

My Commission Expires: 9/7/20

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I Shelly M Smith, 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.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

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

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

[redacted]