THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~392,000.00~~ 394,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE,2017. Notary Public MY COMMISSION EXPIRES: 3-28-18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170054040 DEEDWARR
Recvd: 06/23/17 12:52 2 pgs
Fees: 13.00 Taxes: 1457.80
20170623-0063535

TAMMY MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danette L. Reliford	Quicken Loans Inc	MAP 072-10-OI
1036 Burchwood Avenue	1050 Woodward Ave	PARCEL 002.00-CO
Nashville, TN 37216	Detroit MI 48226	
(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, **William Robert Kovacic and wife, Paola Kovacic**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danette L. Reliford, a single woman**

HEREINAFTER CALLED THE GRANTE, HER 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 Unit No. B, as shown in the Declaration of Covenants, Conditions and Restrictions for 1034 Birchwood Avenue Townhomes, of record in Instrument No. 20140813-0073037, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Robert Kovacic and wife, Paola Kovacic by Warranty deed from DY Properties, II, LLC of record in Instrument No. 20151203-0121726 Register's Office for Davidson County, Tennessee, dated November 23, 2015 and recorded on December 03, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1036 Burchwood Avenue, Nashville, TN 37216.**

The signature of Paola Kovacic is signed by her duly appointed Attorney in fact William Robert Kovacic, pursuant to the Power of Attorney recorded in Instrument #20170623-0063534, Register's Office for 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 the 21st day of June, 2017.

William Robert Kovacic

Paola Kovacic by William Robert Kovacic, Attorney-in-Fact

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 **William Robert Kovacic** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of June, 2017.

My Commission expires 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

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 **William Robert Kovacic** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that hhe executed the within instrument on behalf of **Paola Kovacic**, as her Attorney in Fact, as the free act and deed of the within named **Paola Kovacic**.

Witness my hand and official seal this the 21st day of June, 2017.

My Commission expires 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public