WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MT16534

BILL GARRETT, Davidson County
Trans:T20170056124 DEEDWARR
Recvd: 06/30/17 10:59 2 pgs
Fees:13.00 Taxes:669.70
20170630-0066017

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2017

Notary Public
Commission Expires: 11-3-20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Karolina Trubajic, et vir 6113 Henry Ford Drive Nashville, TN 37209	**Highlands Residential Mortgage, LTD** **12001 N Central Expressway, Suite 750** **Dallas, TX 75243**	09016020900

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,

William Wallace Harrison and Evelyn Joyce Morrison

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

Karolina Trubajic and Nedeljko Trubajic, wife and husband

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. 392 on the plan of Charlotte Park Section 5, of record in Book 2663, Page 111, Register's Office for said County.

Said Lot No. 392 fronts 65.00 feet on the northwesterly margin of Henry Ford Drive and extends back 132.00 feet on the northeasterly line and 118.00 feet on the southwesterly line to a broken line in the rear, measuring 98.5 feet thereon.

Being the same property conveyed to Charlie W. Harrison and wife, Bonnie M. Harrison, by deed from Carolyn S. Cook, unmarried, of record in Book 7232, Page 741, Register's Office for Davidson County, Tennessee. The said Charlie W. Harrison and Bonnie M. Harrison having subsequently divorced by a Final Decree of Divorce, Fourth Circuit Court for Davidson County, Tennessee, No. 92D-2396, with a certified copy thereof being of record in Instrument No. 20170315-0025282, said Register's Office. The decree of divorce provided that the divorcing parties were to own the property described above as tenants in common from the date of final decree. The tenant in common, Bonnie M. Harrison, a/k/a Bonnie Maybelle Stinson Harrison and Bonnie Maybelle Harrison, died unmarried (and without remarriage or subsequent marriage) and intestate on November 29, 2006, as to her undivided one-half interest in and to the afore described improved tract of land. The tenant in common, Charlie W. Harrison, a/k/a Charles Washington Harrison, died unmarried (and without remarriage or subsequent marriage) and intestate on November 19,2007.

Affidavits of Heirship/Inheritance pursuant to T.C.A. 30-2-712, having been procured from affiants familiar with all pertinent facts, are of record in Instrument Nos. 20170320-0026916; 20170320-0026917; and 20170320-0026918, Register's Office for Davidson County, Tennessee, with appended Certificates of Death. The two heirs at law of Bonnie M. Harrison, deceased, being Brenda Carol Broadway and Evelyn Joyce Morrison, each owing a 25% undivided interest in said land by intestate succession and being the grantor

and grantee herein Instrument No. 20170424-0039972, register's Office for Davidson County, Tennessee. Said Affidavits of Heirship/Inheritance further reflect the remaining 50% undivided interest being owned by William Wallace Harrison, sole heir at law of Charlie W. Harrison, deceased. Entire fee ownership in and to the improved tract of land is now held, to wit: 50% by Evelyn Joyce Morrison and 50% by William Wallace Harrison.

This is not and has not been the principal place of residences of the grantors and is the same legal description set forth on the previous vesting deed of record.

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: 6113 Henry Ford Drive, Nashville, TN 37209.

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.

Dated this the 28th day of June, 2017.

William Wallace Harrison

William Wallace Harrison

Evelyn Joyce Morrison

Evelyn Joyce Morrison

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Wallace Harrison and Evelyn Joyce Morrison** with whom I am personally acquainted (or proved 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 at Nashville, Tennessee this 28th day of June, 2017.

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
(Notary Seal)

Notary Public
My Commission Expires: 7-24-2019