File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612250** BILL GARRETT, Davidson County Trans:T20170061861 DEEDWARR Recvd: 07/19/17 15:34 2 pgs Fees:13.00 Taxes:845.45 20170719-0072929	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $228,500.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2017. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mia Vlajic and Mick Markotich 8207 SAWYER BROWN ROAD O-5 Nashville TN 37221-8579	New Penn Financial 4000 W. Brown Deer Rd. Milwaukee, WI. 53209	Tax Parcel ID No. 142010A09900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Annette S. Pilcher, Single** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mick M. Markotich, as to a Twenty-Five percent (25%) interest, and Mia Vlajic and Dragisa Vlajic and Marica Vlajic, as to a Seventy-Five percent (75%) interest as joint tenants with right of survivorship. The 25% and 75% interests, as they relate to one another, to be held as tenants in common** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a part of the Plan of River Plantation, Section One, Condominiums Apartments, as of record in Book 4460, Page 59, the party hereby described being:

Unit No. O-5 on said plan together with the Carport designated No. O-5-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section One, Condominium, recorded in Book 4562, Page 474 as supplemented and amended in Instrument No. 20051020-0126564, and further amended in Instrument No. 20140219-0014288.

Being the same property conveyed by Warranty Deed from Ernest E. Mercadal, Jr., and wife, Ann C. Mercadal to Matthew B. Pilcher, Jr., and wife, Annette S. Pilcher as recorded on the 2nd day of December, 1983 in Deed Book 6186, Page 396 and Quitclaim Deed from Matthew B. Pilcher, Jr. to Annette S. Pilcher, Single as recorded on the 17th day of March, 1993 in Deed Book 8889, Page 977, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION I, RIVER PLANTATION, CONDOMINIUM APARTMENTS, as recorded in Plat Book 4460, Page(s) 59.

Charter of River Plantation Section One Condominiums Homeowners' Association, Inc., recorded at Instrument No. 20050818-0098515.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 4562, Page 474, as supplemented and amended by instrument(s) of record in Instrument No. 20051020-0126564 and further amended at Instrument No. 20140219-0014288.

This is improved property located at 8207 SAWYER BROWN ROAD O-5 Nashville, TN 37221-8579.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2017.

Annette S. Pilcher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Annette S. Pilcher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018