File Box 8

BILL GARRETT, Davidson County
Trans:T20170067582 DEEDWARR
Recvd: 08/04/17 14:46 3 pgs
Fees:18.00 Taxes:1295.00
20170804-0080066

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (RF) Title No.: 59082

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen D. Burke Karen Dean Roach 604 Davidson Road Nashville, TN 37205	Advance Mortgage & Investment Company, LLC 1010 Schillingers Road South, Suite #A Mobile, AL 36695

TAX MAP PARCEL NUMBERS: 11507003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tanya C. Radic and Zeljko Radic, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen D. Burke and Karen Dean Roach, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Brook Meade Section I of record in Book 2133, page 77, Register's Office for said County to which plan reference is hereby made for a more complete description together with and subject to.

Being the same property conveyed to Tanya C. Radic and Zeljko Radic by Warranty Deed from Gerald Pollack and Heather Pollack, husband and wife, dated May 202, 2015 and recorded on May 21, 2015 of record in Instrument No. 20150521-0047109, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, page 77, said Register's Office, which Plan shows a 150 foot minimum building set back line from Davidson Road and a 10 foot easement for public utility purposes along the rear line of said lot. And a 2.5 x 20 foot utility anchor easement located on the southeasterly front corner of said lot. And an easement for flow of creek over so much of the premises that might lie therein.
Easement for bridge across creek for ingress/egress to a public road in Book 2499, page 469, said Register's Office.
Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5291, page 673, said Register's Office.

This instrument is executed on behalf of Zeljko Radic by Tanya C. Radic pursuant to a Power of Attorney executed by him on the 22nd day of June, 2017, of record in Instrument No 20170804-0080065 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 604 Davidson Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of August, 2017.

Tanya C. Radic

Zeljko Radic by Tanya C. Radic, Attorney-in-Fact

State of Tennessee

County of Davidson

On this 3rd day of August, 2017, before me the undersigned authority, personally appeared **Tanya C. Radic**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

Notary

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, **Tanya C. Radic** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Zeljko Radic**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 2017.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Sworn and subscribed before me this 3rd day of August, 2017.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2019

My Commission Expires: _____

Notary

EXHIBIT "A"
To
Warranty Deed

FROM: Tanya C. Radic and Zeljko Radic

TO: Stephen D. Burke

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Tanya C. Radic, Affiant

Sworn to and subscribed before me this 3rd day of August, 2017.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019