WARRANTY DEED

Bill Garrett Davidson County
Batch# 40936 DEEDWARR
12/22/2017 02:53:30 PM 2 pgs
Fees: $13.00 Taxes: $2,486.40
20171222-0130764

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$672,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of December, 2017

Notary Public

My Commission expires: 8/5/18

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jennifer D. Yadon	Mortgage Investors Group	082-09-0-029.00
1314 7th Avenue North	8320 East Walker Springs Lane Suite 200	
Nashville, TN 37208	Knoxville, TN 37923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marjan Stoilovic**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jennifer D. Yadon, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly 16-2/3 ft. of Lot No. 23 and the southwardly 16-2/3 ft. of Lot No. 25 on the Plan of North Nashville Real Estate Company's Property, of record in Book 21, Page 105, Register's Office for said County.

Said parts of Lots Nos. 23 and 25 front together 33-1/3 ft. on the easterly side of 7th Avenue North, formerly Vine Street, and runs back 174 ft. and 6 inches more or less, on the southerly line to an alley measuring 33-1/3 feet thereon.

Being the same property conveyed to Marjan Stoilovic and wife Genevieve Stoilovich, married from Barbara B. Petersen by Warranty Deed on July 29, 2004, of record in Instrument Number 20040805-0094433, Register's Office for Davidson County, Tennessee. Further conveyed to Marjan Stoilovic from Genevieve Hazel Stoilovich by Quitclaim Deed on October 30, 2015, of record in Instrument Number 20151103-0112075, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20160516-0048590, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1314 7th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 15, 2017.

Marjan Stoilovic

BY: Marjan Stoilovic by Charles. Blackard
Charles G. Blackard, III, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Charles G. Blackard, III**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Marjan Stoilovic,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Marjan Stoilovic,** the bargainor(s), by the said **Charles G. Blackard, III**, as Attorney-in-Fact.

WITNESS my hand and seal, this 15th day of December, 2017.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/5/18

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-3-2021