Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1722

Bill Garrett Davidson County
Batch# 75621 DEEDWARR
04/02/2018 03:56:20 PM 2 pgs
Fees: $13.00 Taxes: $913.90

20180402-0030675

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $247,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2018

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ivana Cvjetkovic and Bojan Zivak 7252 Highway 70 South Apt. 1304 Nashville, TN 37221	Cardinal Financial Company, Limited Partnership 3701 Arco Corporate Drive, Suite 200 Charlotte, TN 28273	142-07-0F-065.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Christine R. Jessey, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ivana Cvjetkovic, an unmarried woman, and Bojan Zivak, an unmarried man, as joint tenants with rights of survivorship**, hereinafter called the Grantee(s), his/her/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 65, Unit No. 1304, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 200007200071772, re-recorded as Instrument No. 200008280084760 and amended at Instrument No. 20060824-0104869, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Christine R. Jessey, a married woman, and Jonathan P. Jessey, an unmarried man, as joint tenants with right of survivorship by Warranty Deed from Elizabeth D. Laub, unmarried and Frederick D. Laub dated August 6, 2008 and recorded October 22, 2008 as Instrument No. 20081022-0105839, in said Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Christine R. Jessey, an unmarried woman and Jonathan P. Jessey, an unmarried man, as joint tenants with right of survivorship by Quitclaim Deed from Christine R. Jessey, a single woman who acquired title as a married woman and Jonathan P. Jessey an unmarried man as joint tenants dated April 30, 2014 and recorded June 6, 2014 as Instrument No. 20140606-0049539, in said Register's Office for Davidson County, Tennessee; And Further being the same property conveyed to Christine R. Jessey, an unmarried woman by Quitclaim Deed from Jonathan P. Jessey, an unmarried man, recorded on the 20th day of September, 2017 in Instrument No. 20170920-0096372, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **7252 Highway 70 South, Apt. 1304, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number 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 29th day of March, 2018.

GRANTOR:

Christine R. Jessey

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christine R. Jessey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of March, 2018.

Notary Public
My Commission expires: 5/5/2020

AMANDA VAUGHN
DAVIDSON COUNTY
State of Tennessee Notary Public