(2)

# WARRANTY DEED

Bill Garrett
Batch# 84262
04/24/2018 12:02:30 PM
Fees: $13.00 Taxes: $1,043.40

Davidson County
DEEDWARR
2 pgs

20180424-0038532

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
...orial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Forrest Edwards | Fairway Independent Mortgage | 156-02-0-087 |
| (NAME) | (NAME) | |
| 770 Myhr Drive | P.O.Box 117298 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Carrollton, TX 75011 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Juro Nikic and wife, Marijana Nikic**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Forrest Edwards**, hereinafter called the GRANTEE(S), 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(s) 329, as shown on the map entitled Harpeth Valley Park, Section 3, of record in Plat Book 4175, page(s) 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Juro Nikic and wife, Marijana Nikic by Special Warranty Deed dated 05/14/2004 from Federal National Mortgage Association Aka Fannie Mae, a Corporation of record in Instrument 200408170099281, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all matters as set forth per Plat at Plat Book 4175, Page 15, said Register's Office (2) Restrictive Covenants of record in Book 3857, Page 858, said Register's Office and (3) Restrictive Covenants of record in Book 4237, Page 179, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 770 Myhr Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. 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 23rd day of April, 2018.

Juro Nikic by: Marijana Nikic
Juro Nikic, by his duly appointed attorney-in-fact, Marijana Nickic

Marijana Nikic

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marijana Nikic, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of April, 2018.

Notary Public
My Commission Expires: 4-18-2021

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

On this 23rd day of April, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Marijana Nikic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Juro Nikic, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book *, Page _____, Register's Office of Davison County, Tennessee. *20180424-0038531

Witness my hand and Official seal this 23rd day of April, 2018.

Notary Public
My Commission Expires: 4-18-2021

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**RETURN TO:**
**Memorial Title, LLC**
**2690-A Memorial Blvd.**
**Murfreesboro, TN 37129**