THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34223-04-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2018. Notary Public My Commission Expires: 4-28-19

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

WARRANTY DEED

Address New Owner: Goran Antic, Sanja Antic ~~1548 Hamden Drive~~ 1555 Timber Ridge Dr, ~~Nashville, TN 37211~~ Brentwood, TN 37027	**Send Tax Bills To:** PRM Primary Res. Mtg. 1480 N. 2200 West Salt Lake City, UT 84116	**Tax Information:** Map and Parcel No.: 161 06 0 A 008 00CO

GA
JA

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, **Brett E. Barker and wife, Margaret Barker**, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Goran Antic and Sanja Antic, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1548 Hamden Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Bill Garrett Davidson County
Batch# 99776 **DEEDWARR**
06/04/2018 11:04:07 AM 3 pgs
Fees: $18.00 Taxes: $962.00

20180604-0052917

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-1939

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2018.

Brett E. Barker

Margaret Barker by B E B

Margaret Barker, by Brett E. Barker, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brett E. Barker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brett E. Barker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Margaret Barker, and he is authorized by Margaret Barker to execute this instrument on his/her behalf.

Witness my hand, at office, this 31st day of May, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

" BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 8, together with the appurtenant common elements, of Oakhill Townhomes, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record in Instrument No. 20070614-0071397; as amended and supplemented in Instrument No. 20080325-0030014 and in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the Site Plan of Oakhill Townhomes, Phase 1, attached as exhibit to said Declaration. See also Boundary Plat of record in Instrument No. 20070705-0080241, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Oakhill Townhomes provided in said Declaration, together with the By-Laws appended thereto, the aforementioned Site Plan and Boundary Plat, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Brett E. Barker and wife, Margaret Barker by Warranty Deed from Amanda C. Slowey, unmarried, dated June 7, 2013, recorded June 12, 2013, of record in Instrument No. 20130612-0059652, Register's Office for Davidson County, Tennessee."

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 161 06 0 A 008 00CO.
2. Dedication of common area to Oakhill Townhomes Homeowners Association, Inc. of record in Instrument No. 20080909-0092190, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Oakhill Townhomes, of record in Instrument No. 20070614-0071397, supplemented in Instruments Nos. 20080325-0030014 and 20080709-0070601, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Boundary Plan of record as Instrument No. 20070705-0080241, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 4460, pages 76 and 77, Register's Office for Davidson County, Tennessee.
7. Easement for dedication of roadway of record in Book 2278, page 549, and Book 6749, page 459, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20070404-0040188, Register's Office for Davidson County, Tennessee.