PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 124117 DEEDWARR
08/02/2018 01:13:43 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20180802-0075920

W & I Ref: (RE) Title No.: 59837

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jennifer C. Peters Robert J. Kiger 2210 Sharondale Dr. Nashville, TN 37215	Morgan Stanley Private Bank, N.A. 4270 Ivy Points Blvd., Suite 400 Cincinnati, OH 45245

TAX MAP PARCEL NUMBERS: 13015002800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Zeljko Radic and Tanya Radic, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer C. Peters and Robert J. Kiger, 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. 13 on the Plan of Harpeth Valley Estates Section No. One of record in Book 1835, page 86, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zeljko Radic and wife, Tanya Radic by Warranty Deed from Wendell D. Brown and Christy L. Brown, dated February 28, 2007 and recorded on March 1, 2007 of record in Instrument No. 20070301-0025291, 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 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 86, said Register's Office, which Plan shows a 75 foot minimum building setback line from Tyne Boulevard, and a 10 foot easement for public utility purposes along the rear line(s) of said lot.
Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6297, page 132, said Register's Office.

This instrument is executed on behalf of Zeljko Radic by Tanya Radic pursuant to a Power of Attorney executed by him on the 16th day of July, 2018, of record in Instrument No. 20180802-0075919, 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 2701 Tyne Boulevard, Nashville, TN 37215

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 31st day of July, 2018.

Zeljko Radic by Tanya Radic, Attorney-in-Fact

Zeljko Radic by Tanya Radic, Attorney-in-Fact

Tanya Radic

Tanya Radic

State of Tennessee

County of Davidson

On this 31st day of July, 2018, before me the undersigned authority, personally appeared **Tanya 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.

My Commission Expires:

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

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 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 31st day of July, 2018.

My Commission Expires:

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

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: $1,200,000.00.

Affiant

Sworn and subscribed before me this 31st day of July, 2018.

Notary

My Commission Expires: 9.16.2020

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Zeljko Radic and Tanya Radic

TO: Robert J. Kiger and Jennifer C. Peters

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 Radic, Affiant

Sworn to and subscribed before me this 31st day of July, 2018.

Notary Public

My Commission Expires: _____

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