STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$155,000.00** (One Hundred Fifty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 16th day of August, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEP 7, 2020

(NOTARY SEAL)

Bill Garrett Davidson County
Batch# 130331 **DEEDWARR**
08/17/2018 09:33:05 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20180817-0081675

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mladen Stupar and Zorica Stupar 4449 Cato Road Nashville, TN 37218	SAME AS NEW OWNER	05800003900

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTAL D. BATEY, A SINGLE WOMAN** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MLADEN STUPAR AND ZORICA STUPAR, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being a tract or parcel of land in the Thirteenth Civil District of Davidson County, Tennessee, said tract being part of the property conveyed to Christopher E. Gardner and wife, Lisa E. Gardner by deed of record in Book 9549, Page 431, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way of Cato Road, as widened, said point being the northwesterly corner of the property conveyed to Stanley D. Lanham by deed of record in Book 9431, Page 427, Register's Office for Davidson County, Tennessee, and being the northeasterly corner of this herein described tract; thence with the westerly line of Lanham S 5 deg. 31' 57" W, 780 feet, more or less, to a point; thence N 68 deg. 28' 00" W. 100 feet more or less to a point; thence N 5 deg. 02' 00" E. 58 feet, more or less to a point; thence N 68 deg. 28' 00" W 57 feet, more or less to a point; thence with the easterly line of property conveyed to Lee Cranford by deed of record in Book 7505, Page 613. Register's Office for Davidson County, Tennessee, N 4 deg. 32' 24" E 680 feet, more or less to a point in the southerly right-of-way line of Cato Road; thence with the southerly right-of-way line of Cato Road and a curve to the right 163.46 feet, said curve having a radius of 4170.688 feet and a chord of 163.45 feet, more or less, to the point of beginning, containing approximately 2.66 acres, the same more or less.

Being the same property conveyed to Gary H. Batey and wife, Christal D. Batey and James G. Batey and wife, Marcella L. Batey by deed from Christopher Eric Gardner and wife, Lisa Elaine Gardner of record in Book 10479, Page 193, dated May 30, 1997 and recorded June 4, 1997, Register's Office for Davidson County, Tennessee. Divorce Decree, Docket #16D-955 in the Fourth Circuit Court for Davidson County, Tennessee, recorded in Instrument No. 20180509-0044570, Register's Office for Davidson County, Tennessee, shows Marcella L. Batey to be deceased and Item 12 of said Divorce Decree divest title from Gary Batey and James Batey and vest their interest in Christal Batey. Christal Batey and Christal D. Batey are one and the same person.

Being also known as 4449 Cato Road, Nashville, Tennessee 37218.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4449 CATO ROAD** **NASHVILLE, TN 37218**

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), their heirs and 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), 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.

WITNESS, this 16th day of August, 2018

Christal D. Batey

Christal D. Batey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of August, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Christal Batey** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 16th day of August, 2018.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT 7 2020