THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 168130 DEEDWARR
11/29/2018 09:21:57 AM 2 pgs
Fees: $13.00 Taxes: $296.00
20181129-0116303

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeffery S. Miller and Julie E. Miller 322 Greenway Avenue Nashville, TN 37205	New Owner	091-02-0-332.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Svetozar Radosavljevic**, **unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Jeffery S. Miller and wife, Julie E. Miller**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot Number 11 B, Zone Lot Division of Lot 11 of the Re-subdivision of Lot 11 on the Plan of Cherokee Park, of record in Plat Book 6200 at page 482, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Svetozar Radosavilevic, by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record on April 10, 1990, at Book 8085 Page 342, Davidson County Register of Deeds.

This is improved property known as 6110 Pennsylvania Avenue Nashville, Nashville, TN 37209.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and 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 26 **day of** November**, 2018:**

Svetozar Radosavljevic
Svetozar Radosavljevic

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Svetozar Radosavljevic,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **Svetozar Radosavljevic** executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day of November, 2018:

Notary Public

My Commission Expires: 1/31/22

N. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $80,000.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 26 DAY OF November, 2018:

Notary Public

My Commission Expires: 1/31/22

N. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON