Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 44492

Karen Y Johnson Davidson County
Batch# 168772 **DEEDWARR**
11/30/2018 09:23:11 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20181130-0116766

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 ($275,000.00) DOLLARS, cash in hand paid by SVETLANA STEPANOVIC, a married woman, receipt of which is hereby acknowledged, we, JAMES W. SOUTHERLAND and wife, MIRIAM A. SOUTHERLAND, have bargained and sold, and by these presents transfer and convey unto the said SVETLANA STEPANOVIC, a married woman, her heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 1C, on the Plan of Horton Heights, Section 1, of record in Book 2133, Page 28, in the Register's Office of Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description.
>
> Being the same property conveyed to James W. Southerland and wife, Miriam A. Southerland by Warranty Deed from Stephen Fouche and wife, Susan Fouche, dated July 12, 2005 of record in 20050721-008473, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to restrictions and reservations of record in Volume 2135, Page 28, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters as shown on plat of record in Cabinet 2133, Slide 28, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to right-of-way of Charlotte Road Circle.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said SVETLANA STEPANOVIC, a married woman, her heirs and assigns, forever. And we do covenant with the said SVETLANA STEPANOVIC, a married woman, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2018 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said SVETLANA STEPANOVIC, a married woman, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 13th day of November, 2018.

JAMES W. SOUTHERLAND

MIRIAM A. SOUTHERLAND

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, JAMES W. SOUTHERLAND and wife, MIRIAM A. SOUTHERLAND, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 13th day of November, 2018.

NOTARY PUBLIC

CHRISTY HORNBU
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHRE
My Comm. Expires 10-11-2022

My Commission Expires: 10-11-22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 13th day of November, 2018.

NOTARY PUBLIC

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

My Commission Expires: _____

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Tax Map/Parcel No.
102 04 O 105.00

ADDRESS OF NEW OWNERS
Ms. SVETLANA STEPANOVIC
6425 Charlotte Road
Nashville, TN 37209
SEND TAX BILLS TO:
New Owner