This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4239

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

JM-P-91-3138

Karen Johnson Davidson County
Batch# 237475 DEEDWARR
06/03/2019 08:31:22 AM 2 pgs
Fees: $13.00 Taxes: $878.75
20190603-0052182

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $237,500.00

Affiant

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Subscribed and sworn to before me, this the 30th day of May, 2019

Notary Public
My Commission Expires: 3/7/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Johnathan Wadham and Amber Oputa 3138 Fyffe Lane Nashville, TN 37211	NEW OWNER	173-09-0A-747.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Srdjan Puhalo, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Johnathan Wadham and Amber Oputa, as tenants in common with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 630 on the Plan of Section Two of Phase Eight, Lenox Village of record in Plat at Instrument No. 20070413-0044640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Srdjan Puhalo, a single man by Warranty deed from Kayla J. Ott, unmarried of record in Instrument No. 20151201-0121056 Register's Office for Davidson County, Tennessee, dated November 24, 2015 and recorded on December 01, 2015.

This is ☒ improved or ☐ unimproved property located at: **3138 Fyffe Lane, Nashville, TN 37211**.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2019.

GRANTOR:

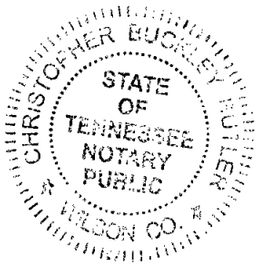
Srdjan Puhalo

Srdjan Puhalo

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Srdjan Puhalo, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of May, 2019.



Notary Public
My Commission expires: 9-20-21