Karen Johnson Davidson County
Batch# 272164 DEEDWARRSP
08/15/2019 02:41:31 PM 5 pgs
Fees: $28.00 Taxes: $1,080.40
20190815-0081873

This Instrument Prepared By and Upon Recording Return to:

Baker Donelson Bearman Caldwell & Berkowitz, P.C.
211 Commerce, Suite 800
Nashville, TN 37201
Attn: John A. Gupton III

Special Warranty Deed

Address New Owner as Follows:	Send Tax Bills To
Armin Orucevic Lisa Orucevic 3186 Hillsboro Pike, Unit 305 Nashville, TN 37215	Same
Map & Parcel No.: 117-07-0B-305.00 CO	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **ELBA ANN COLE,** unmarried, ("Grantor"), has bargained and sold and does hereby transfer and convey unto **ARMIN ORUCEVIC AND WIFE, LISA ORUCEVIC** ("Grantee"), their heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved property located at 3186 Hillsboro Pike, Unit 305, Nashville, TN, 37215.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, her heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple and has a good right to sell and convey the same.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of August, 2019.

Elba Ann Cole

ELBA ANN COLE

STATE OF TENNESSEE)

COUNTY OF Davidson)

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

WITNESS my hand and seal at office, on this 8th day of August, 2019.

PHYLLIS R. DICKENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 3, 2023

Phyllis R Dickens
Notary Public

My Commission Expires:

1-3-23

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $292,000.00

AFFIANT

Subscribed and sworn to before me this 10TH day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 11.20.21

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 305, together with limited common element identified as storage room S-13 and garage B, on the Horizontal Property Regime for The Claridge, as recorded in the Master Deed of record in Book 5896, page 607 and as shown on plat of record in Plat Book 5800, page 63, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description. Together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ELBA ANN COLE, by deed from KATHRYN C. WHITE ELAM (FORMERLY KATHRYN C. WHITE) dated June 1, 2004, recorded June 4, 2004, of record in Instrument No. 20040604-0066318, said Register's Office.

Exhibit B

Encumbrances

1. Taxes for the year 2019, and subsequent years, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 5800, page 63, Register's Office for Davidson County, Tennessee.

3. Terms and conditions of Master Deed for The Claridge Homeowners' Association of record in Book 5896, page 607, Register's Office for Davidson County, Tennessee.