WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$158,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~February 20, 2007~~ 8/20/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malush Kolshi	Fieldstone Mortgage Company	135-10-0-009.00 CO
(NAME)	(NAME)	
2404 North Grafton Court	11000 Broken Land Parkway, Suite 600	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbia, MD 21044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Fischer & Ford Group, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malush Kolshi, married and Labinot Kolshi, unmarried, as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTEES, 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. 9 on the Plan of Ransom Park, Section 1 of record in Instrument No.20011023-0115381, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Fischer & Ford Group, LLC by deed of record in Instrument 20030630-0090187, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **2404 North Grafton Court, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Davidson County DEEDWARR
Recvd: 11/05/03 08:42 2 pgs
Fees:13.00 Taxes:584.60

20031105-0162078

Witness our hands this 24th day of October, 2003.

Fischer & Ford Group, LLC

By: ~~James M. Fischer, General Manager~~

James A. Ford, General Manager

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ~~James M. Fischer and~~ James A. Ford, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be the General Managers of Fischer & Ford Group, LLC and that they as such General Managers executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 24th day of October, 2004.

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Commission Expires:
8/20/07

Notary Public