Davidson County DEEDWARR
Recvd: 03/02/05 15:47 2 pgs
Fees:13.00 Taxes:462.50

20050302-0023178

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of February, 2005.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Metus Ukaj and Munevera Ukaj
813 Bayswater Circle
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
149-02-0-A-073

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Saeed S. Moharreri and wife, Tatianna Zadora** hereinafter referred to as Grantors, hereby transfers and conveys to **Metus Ukaj and Munevera Ukaj, husband and wife,** hereinafter referred to as 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. 103 on the Plan of Piccadilly Square, Phase I of record in Book 5200, Page 720, 721 and 722, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Saeed S. Moharreri and wife, Tatiana Zadora by warranty deed from James E. Grimes and wife, Carol Grimes of record in book 6798, page 457, Register's Office for Davidson County, Tennessee, dated February 28, 1986.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 720, 721, 722, Register's Office for Davidson County, Tennessee.

Restrictive covenants, By-Laws and Charter of H.O.A. contained in an instrument of record in Book 6236, Page 683 and amended in Book 6300, Page 409, 423, 431, 439, Book 6496, Page 100, 107, 114, Book 6295, Page 503, 506, 520, 534, 596, 598, 602, 564, 556, 572, 580, 588 and Book 6306, Page 833 and Book 6518, Page 184 and 190, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 813 Bayswater Circle, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 28th day of February, 2005.

Saeed S. Moharreri

Tatianna Zadora

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 Saeed S. Moharreri and wife, Tatianna Zadora with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY