05-1366

398

1 of 2

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050437

Davidson County DEEDWARR
Recvd: 08/23/05 15:05 2 pg
Fees:13.00 Taxes:538.35
20050823-0100512

Send Tax Bills To:
Same

New Owner is:
Robert J. & Adine W. Hepburn
5204 Village Trace
Nashville, TN 37211

MAP: 161-10-O-B
PARCEL: 37.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Bardhyl Krqeli and wife, Hyrjje Krqeli**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Robert J. Hepburn and Adine W. Hepburn, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 228 on the Plan of Village of Brentwood, Phase Five of record in Plat Book 6900, Page 896, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bardhyl Krqeli and spouse, Hyrije Krqeli by Deed from Tommie W. Love and spouse, Dorothy C. Love dated 04/25/01, recorded 04/27/01, in Inst#200104270042716, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2005 and subsequent years; The Plan, with Owner's Certificate of record in Plat Book 6900, page 896, said Register's Office, which Plan shows a 20 foot minimum building setback line from Village Trace, together with a designated building site and 10 foot easement for utility and drainage purposes along the rear and easterly line(s) and a 20 foot public utility and drainage easement located on the westerly side of said lot with a sewer line lying therein; and a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6143, page 11, Book 6398, page 495, Book 7834, page 676, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

BK
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of July, 2005.

GRANTOR:

Bardhyl Krqeli

Hyrjje Krqeli

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Bardhyl Krqeli and Hyrjje Krqeli**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25th day of July, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $145,500.00.

Affiant

SWORN TO and subscribed before me this 25 day of July, 2005

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 7-19-09