WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2007.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 72509

BOX 13
12484

THIS INSTRUMENT WAS PREPARED BY
~~Ad~~vantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Solomon	New Owner ~~America's Wholesale Lender~~	147-10-57
(NAME)	(NAME)	
5025 Edmondson Pike	~~750 Old Hickory Blvd. #180~~	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	~~Brentwood, TN 37027~~	
(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, Mejdi Avdiu and wife, Nurije Avdiu, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Solomon, Unmarried, 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. 302 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, Page 16, Register's Office for said County as follows: Said Lot No. 302 fronts 118.10 feet on the northwesterly margin of Edmondson Pike and runs back 145 feet on the southwesterly line and 144 feet on the northeasterly line to a dead line measuring 113.4 feet thereon. Included but excluded of record in Book 7190, Page 132, said Register's Office.

Being the same property conveyed to Mejdi Avdiu and Nurije Avdiu, by deed of record in Instrument No. 20010820-0089372, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5025 Edmondson Pike, Nashville, TN 37211
(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: 04/13/07 10:11 2 pgs
Fees:13.00 Taxes:514.49
20070413-0044514

Witness our hands this 5th day of April, 2007.

Mejdi Avdiu

Nurije Avdiu

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mejdi Avdiu and Nurije Avdiu with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of April, 2007.

Commission expires:
7/25/09

Notary Public

