Davidson County DEEDWARR
Recvd: 02/26/08 09:49 2 pgs
Fees:13.00 Taxes:321.90

20080226-0018625

WARRANTY DEED

BEN A. MERRILL
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Dashamir Dervishi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2008.

Ben A. Merrill
Notary Public

MY COMMISSION EXPIRES: June 23, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ben A. Merrill, Integrity Title Services, LLC, 2146 Decherd Blvd, Decherd, TN 37324

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dashamir Dervishi	Dashamir Dervishi	95.03-0A-026.00
(NAME)	(NAME)	
2258 Lebannon Pike Unit #26	2258 Lebannon Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, **Thomas A. Stueck and wife Gennifer Stueck and Craig J. Eslick and wife, Heather Eslick**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dashamir Dervishi and wife, Merita Dervishi**, 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:

Being Unit No. 26 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, page 253, Register's Office for Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275, Register's Office for Davidson County, Tennessee, to which plan reference is here by made for a more complete and accurate description.

Being the same property conveyed to Thomas A. Stueck and wife Gennifer Stueck and Craig J. Eslick and wife, Heather Eslick by Deed of record at instrument number 20071026-0126910, Register's Office of Davidson County, Tennessee.

Description copied from previous deed. No new survey was performed.

Subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

unimproved ☐

This is improved ☒ property, known as 2258 Lebannon Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

GSE AIF
HE AIF

D.D MA

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.

Witness our hands this 19th day of February, 2008.

Craig J. Eslick AIF

Craig J. Eslick AIF

Heather Eslick AIF

Heather Eslick AIF

Thomas A. Stueck

Gennifer Stueck

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before the undersigned Notary Public in and for said State and County, the within named Thomas A. Stueck, and wife Gennifer Stueck and ~~Craig J. Eslick~~, and wife ~~Heather Eslick~~, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 19th day of February, 2008.

Commission expires: June 23, 2008

Ben A. Merrill

Ben A. Merrill Notary Public

BEN A. MERRILL STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before the undersigned Notary Public in and for said State and County, the within named Thomas A. Stueck, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument on behalf of Craig J. Eslick and wife Heather Eslick, as Attorney –in-Fact, and acknowledged that he executed the same as the free act and deed of the said Craig J. Eslick and wife Heather Eslick.

Witness my hand and official seal at Davidson County, Tennessee this 19th day of February 2008.

Commission expires: June 23, 2008

Ben A. Merrill

Ben A. Merrill Notary Public

BEN A. MERRILL STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

D.D

M A