#11140 33824

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080128

Davidson County DEEDWARR
Recvd: 04/01/08 09:24 3 pgs
Fees:18.00 Taxes:412.55
20080401-0032372

Send Tax Bills To:
MR. & MRS. SASIC
309 UPTON LANE
NASHVILLE, TN 37209

New Owner is:
Semir Sasic
734 McPherson Drive
Nashville, TN 37221

MAP: 142-14-0C

PARCEL: 074.00

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, **Arben Bytyqi and Uke Bytyqi**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Semir Sasic and Dzemila Sasic**, *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:

Unit No. 25B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Arben Bytyqi and Uke Bytyqi by Warranty Deed from Steve Chaisson, dated 5-26-06 and recorded 6-6-06 in Instrument Number 20060606-0066783, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **734 McPherson Drive, Nashville, TN 37221**

A.B./U.B.
Sellers Initials

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 the 28th day of March, 2008.

GRANTOR(S):

ARBEN BYTYQI

UKE BYTYQI

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **ARBEN BYTYQI AND UKE BYTYQI**, 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 this the 28th day of March, 2008.

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 7/27/10

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$111,500.00**.

AFFIANT

SWORN TO and subscribed before me this the 31st day of March 2008.

HEATHER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My commission expires: 1/16/11

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lori Holloway

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Roger Sprochi, a notary public for this county and state, Lori Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ROGER SPROCHI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11-7-11.

Notary's Seal (If on paper)