Davidson County DEEDWARR
Recvd: 07/07/08 10:16 2 pgs
Fees:13.00 Taxes:314.50
20080707-0069530

THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Nippert & Nippert Attorneys
150 South Main Street
Ashland City, TN 37015
(615)792-1269

Name and Address of New Owners:

Fabjola Agolli
3461 White Pine Drive
Nashville, TN 37214

Persons Responsible for Taxes:

Same

Map/Parcel Number: 095-03-0A-017.00 /

WARRANTY DEED

For and in consideration of the sum of **Eighty Five Thousand ($85,000.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **Kimberly S. Hamilton,** the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said **Fabjola Agolli, unmarried**, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 17 on the plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253, in the Register's Office of 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, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.
>
> Being the same property conveyed to Kimberly S. Harmon by Quitclaim Deed from 1994-N2 Tennessee Associates, L.P., recorded on August 27, 1999, in Book 11637, Page 724, Register's Office for Davidson County, Tennessee.
>
> Kimberly S. Harmon and Kimberly S. Hamilton being one and the same person.
>
> Commonly known as: 2258 Lebanon Pike #17, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. And I do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 the 2nd day of July, 2008.

GRANTOR:
Kimberly S. Hamilton

JONNALYN H. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 2nd day of July, 2008, before me, **Jonnalyn H. Barnes**, personally appeared **Kimberly S. Hamilton**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

JONNALYN H. BARNES STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: July 27, 2010.

AFFIRMATION

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $85,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Fabjola Agolli
Affiant/Grantee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 2nd day of July, 2008 before me, **Jonnalyn H. Barnes**, personally appeared **Fabjola Agolli**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he/she executed the same as his/her free act and deed.

JONNALYN H. BARNES STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: July 27, 2010.