Davidson County DEEDWARR
Recvd: 09/24/08 11:10 2 pgs
Fees:13.00 Taxes:316.35

20080924-0097128

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 $85,500.00

X Saimir Dervishi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2008.

Ben A. Merrill
Notary Public

MY COMMISSION EXPIRES: June 19, 2012.
(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
Saimir Dervishi	Saimir Dervishi	95-30A-46.00
(NAME)	(NAME)	
2258 Lebbanon Pike, Unit 46	2258 Lebannon Unit 2650	
(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, **James W. Lusk**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Saimir Dervishi**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN FRANKLIN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium in Davidson County, Tennessee, being Unit 46 of Magnolia Square Condominiums of record in Book 5200, page 702, as amended in Book 6685, page 253, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James W. Lusk by deed of record at instrument number 20080805-0080736, Register's Office of Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2258 Lebannon, Nashville, TN 37214

(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.

Witness my hand this 22nd day of September, 2008.

James W. Lusk

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before the undersigned Notary Public in and for said State and County, the within named James W. Lusk, 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 Decherd, Tennessee this 22nd day of September, 2008.

Commission expires: June 19, 2012

BEN A. MERRILL
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

Ben A. Merrill Notary Public