WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,500.00

Debbie Dawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2009.

Kristi Harris
Notary Public

MY COMMISSION EXPIRES: 5/23/11
(AFFIX SEAL)

KRISTI HARRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bardhyl Krqeli	same as new owner	172-150-A-252.00 CO
(NAME)	(NAME)	
2408 Rollett Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, **Mikyoung Hicks, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bardhyl Krqeli**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO -WIT:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 259, PLAN OF SECTION THIRTEEN, HOLT WOODS, as shown on plat of record in Plat Book 970 0, Page 598 & 599, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mikyoung Hicks, unmarried, by Warranty Deed from James M. Jenkins and wife, Linda C. Jenkins, recorded October 3, 2003 in Instrument No. 20031003-0146127, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 598 and 599; restrictions of record in Book 9570, page 22, Book 9693, page 68, Book 9745, page 39, 41 and 43, Book 9933, page 151 and 153, Book 10062, page 821, Book 10256, page 504 and 506, Book 10258, page 142, Book 10469, page 57, Book 10800, page 575 and Book 11096, page 143; by -laws of record in Book 9570, page 13; charter of record in Book 9570, page 5; conveyance of open space to HOA of record in Instrument No. 20020807 - 0095356; joint roadway and maintenance agreement of record in Book 5707, page 706 and Book 5720, page 183; easement of record in Book 10316, page 585; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2408 Rollett Court, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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: 03/10/09 10:35 2 pgs
Fees:13.00 Taxes:764.05
20090310-0021468

Witness my hand this 23rd day of February, 2009.

Mikyoung Hicks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Mikyoung Hicks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd. day of February, 2009.

Carol L. McArthur
Notary Public

My Commission Expires: July 25, 2012

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25 2012