WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Fabjola Agolli Kotobelli
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-27-13

(AFFIX SEAL)

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fatmir Agolli	Fatmir Agolli	108070B00200CO
(NAME)	(NAME)	
3461 White Pine Drive	3461 White Pine Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110061636 DEEDWARR
Recvd: 10/04/11 10:27 2 pgs
Fees:13.00 Taxes:296.00
20111004-0076774

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jerry L. Uselton, a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Fatmir Agolli and Nexhmije Agolli, Husband and Wife and, Fabjola Agolli Kotobelli a married woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:
Land in Davidson County, Tennessee, being Unit No. 2-A, as shown on the Plan of Timber Lake Condominium, a Horizontal Property Regime, (erroneously described as Unit 107 in prior deeds) filed as Exhibit A2 to and established by the Master Deed of record in Book 6549, Page 475 and amended in Book 6561, Page 141 and Book 8504, Page 609, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Jerry L. Uselton by Deed from Stephen H. Waller and wife, Janet S. Waller, dated 11/12/1996 and filed for record on 11/13/1996 in Book 10257, Page 703, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 6250, Page 219, Register's Office of said County.

The Master Deed establishing a "Horizontal Property Regime" of Timber Lake Condominium, of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee .

All matters as set forth per Plat Book 6250, Page 219, said Register's Office.

Master Deed and By-Laws filed for record in Book 6549, Page 475, said Register's Office. Said Masterdeed was

Master Deed and By-Laws filed for record in Book 6549, Page 475, said Register's Office. Said Masterdeed was amended of record in Book 6561, Page 141 and Book 8504, Page 609 , said Register's Office.

Easement for Television Cable of record in Book 6587, Page 204, said Register's Office.

Deed of Conveyance of record in Book 7097, Page 120, said Register's Office.

Deed of Conveyance of record in Book 7097, Page 154, said Register's Office.

Easement and Right of Entry Agreement of record in Book 10262, Page 46, said Register's Office.

Charter of record in Book 6546, Page 947, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This Deed was prepared from information provided by the parties. No independent title search was performed.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 107 N Timber Drive, Condominium 2-A, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 30th day of September, 2011.

Jerry L. Uselton

State of Tennessee
County of Wilson

Personally appeared before me Jerry L. Uselton, 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 for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2011.

Notary Public Escrow Officer
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-5003a
SMG TN Warranty Deed