BILL GARRETT, Davidson County
Trans:T20130030630 DEEDWARR
Recvd: 04/15/13 12:50 2 pgs
Fees:13.00 Taxes:610.50
20130415-0037108

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of APRILApril, 2013 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 04-24-16

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Services, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arbresha Bytyqi Recica and Lulzim Recica	New Owner	161060150.00
(NAME)	(NAME)	
5132 Brucewood Drive	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	. .	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Anthony J. Bakker and Bethany J. Bakker**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Arbresha Bytyqi Recica and Lulzim Recica, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 244, on the Plan of Huntington Park, Section 2, as shown by plat appearing of record in Plat Book 4175, page 108, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Anthony J. Bakker and Bethany J. Bakker by Warranty Deed from Brenda K. Jones Burch dated December 4, 2007 of record in Instrument No. 20071204-0140407, Register's Office of Davidson County, Tennessee.

Upon oath, Anthony Bakker and Bethany Bakker warrant, covenant and certify that they are one and the same persons as Anthony J. Bakker and Bethany J. Bakker, respectively.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5132 Brucewood Drive, Nashville, TN 37211

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, has 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,

Anthony Bakker

Bethany Bakker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Anthony Bakker and Bethany Bakker**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4/3 day of April, 2013.

Notary Public

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122