Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

File No. 130295

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045450 DEEDWARR
Recvd: 05/31/13 11:50 2 pgs
Fees:13.00 Taxes:629.00

20130531-0055097

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: 3-7-16

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rovena Llapri and Petrit Llapri	First Community Mortgage, Inc.	108120B17900CO
(NAME)	(NAME)	
3421 Harborwood Circle	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(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, Cynthia O. Henry, Successor Trustee of The Oliver Revocable Living Trust, dated August 6, 2011, devisee under the Last Will and Testament of Mary L. Oliver, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rovena Llapri and Petrit Llapri, wife and husband, 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:

Being Lot No. 141, on the plan of Phase 1-A, Section 6, Harborview, of record in Plat Book 7900, page 645, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James E. Oliver, Sr. and wife, Mary L. Oliver by deed from Frank Batson Homes, Inc., dated January 6, 1995 and recorded on January 13, 1995 in Book 9570, page 647, Register's Office, Davidson County, Tennessee. James E. Oliver, Sr. died March 29, 2009 leaving Mary L. Oliver as the surviving tenant by the entirety. Mary L. Oliver died testate on January 8, 2013 devising the above reference property to The Oliver Revocable Living Trust, dated August 6, 2011. See Last Will & Testament of Mary L. Oliver Docket No. 13P472, Davidson County Seventh Circuit Court, Probate Division.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7471, page 26, as amended by First Amendment of record in Book 7646, page 142, Second Amendment of record in Book 7646, page 147, Third Amendment of record in Book 7646, page 149, re-recorded in Book 7647, page 648, Fourth Amendment of record in Book 7732, page 749, Fifth Amendment of record in Book 8263, page 534, Sixth Amendment of record in Book 8271, page 863, Seventh Amendment of record in Book 8297, page 380, Eighth Amendment of record in Book 8634, page 19, Ninth Amendment of record in Book 8856, page 361, and Tenth Amendment of record in Book 9182, page 786, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3421 Harborwood Circle, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 130295

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 23rd day of April, 2013.

Cynthia O. Henry, Successor Trustee of The Oliver Revocable Living Trust, dated August 6, 2011, devisee under the Last Will and Testament of Mary L. Oliver

STATE OF TENNESSEE

COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia O. Henry, Successor Trustee of The Oliver Revocable Living Trust, dated August 6, 2011, devisee under the Last Will and Testament of Mary L. Oliver, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April, 2013.

Commission expires:
February 5, 2017

RICKIE L. GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public