WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130104315 DEEDWARR
Recvd: 12/13/13 13:55 2 pgs
Fees:13.00 Taxes:453.25
20131213-0126449

JANE GRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF NOVEMBER 2013.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mu Reh and Ti Moe	People's Home Equity, Inc.	147 - 08 - O 025.00
(NAME)	(NAME)	
306 Flora Maxwell	2685 North Mount Juliet Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Mount Juliet, TN, 37122	
(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, I/WE, **Arbresha Bytyai Recica and Lulzim Recica**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mu Reh and Ti Moe, 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 Lot 2, Subdivision of the Chester Maxwell Property, as shown in Instrument Number 20040913-0110153, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Arbresha Bytyai Recica and Lulzim Recica, wife and husband by deed from Secretary of Veterans Affairs, an Officer of the United States of America dated August 21, 2009, of record in Instrument No. 20090901-0081964, Register's Office for Davidson County, Tennessee.

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 306 Flora Maxwell, 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, 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 our hands this 8th day of November 2013.

ARBRESHA BYTYQI RECICA 11.8.13

Arbresha Bytyai Recica

LULZIM RECICA 11-08-13

Lulzim Recica

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Arbresha Bytyai Recica and Lulzim Recica,** 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 8th day of November 2013.

Notary Public

My commission expires: _____

ROBBIN TEASLEY
Notary Public
Davidson County, State of Tennessee
My Commission Expires September 9, 2014

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. SEPT. 9, 2014