(1)

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2478677

Return to:

BILL GARRETT, Davidson County
Trans:T20140054278 DEEDWARR
Recvd: 07/28/14 10:57 2 pgs
Fees:13.00 Taxes:491.73

20140728-0066699

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater, is $ 132,900.00.

X Shpresa Blloshmi
Affiant

Subscribed and sworn to me, this the 24th day of July, 2014.

Notary Public
My commission expires: April 1, 2017

Property Address:	Property owner and mail tax bills to:	Parcel ID
5803 Avalon Court HERMITAGE, TN 37076	FirstBank 3500 Blue Lake Dr., St. 325 Birmingham, AL 35243	Map 087 05 0A Parcel 088.00

THIS INDENTURE is made effective the 24th day of July, 20 14, by **Steve Merkhofer and wife, Jessica Merkhofer**, First Parties, for the purpose of conveying the premises described herein to Shpresa Blloshmi and Hervin Bogdani, wife and husband, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 116, Farmingham Woods, Phase II, Section 2, as shown on the plat of record in Plat Book 7900, Page 424, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Steve Merkhofer and Jessica Merkhofer by Warranty Deed from Jason W. Brower and Barbara Brower, husband and wife, dated September 24, 2010 of record in Instrument No. 20101007-0080546, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

> Subdivision restrictions, building lines, easements and other matters of record including, without limitation, the Plan of record in 7900, Page 424, which shows an Owner's Certificate, certain notes, easements and setback lines; Storm Water Detention Agreement of record in Book 8199, Page 852; Charter of Farmingham Woods Homeowner's Association, Inc. of record in Book 8245, Page 768; Declaration of Covenants, Conditions and Restrictions contained in the Instrument of record in Book 8238, Page 176, Book 8351, Page 533, Book 8423, Page 784, Book 8424, Page 426, Book 8447, Page 635, Book 8702, Page 528, Book 9006, Page 409, and in Book 9006, Page 414; and Planned Unit Development Boundary of record in Plat Book 7900, Page 173, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2014, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Steve Merkhofer

Jessica Merkhofer

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Steve Merkhofer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 9th day of June, 2014.

NOTARY PUBLIC

My Commission Expires:
November 3, 2015

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Jessica Merkhofer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 9th day of June, 2014.

NOTARY PUBLIC

My Commission Expires:
November 3 2015

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.