STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $74,000.00.

Subscribed and sworn to before me, this 9th day of January, 2015.

Petrit Llapri
Affiant

My Commission Expires:
3-7-2017

Jamie L. Taylor
Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150003266 DEEDWARR
Recvd: 01/14/15 09:00 2 pgs
Fees:13.00 Taxes:273.80
20150114-0003789

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY (RETURN TO:
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138
2725

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
PETRIT LLAPRI 2258 LEBANON PIKE, UNIT #32 NASHVILLE, TN 37214 MAP & PARCEL NO. 095-03-0-A-032.00 CO	SAME

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,

THOMAS K. NOE and wife, DONNA S. NOE,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

PETRIT LLAPRI,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being Unit No. 32 on the plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, page 253, in the Register's Office of Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Thomas K. Noe and wife, Donna S. Noe, by Warranty Deed from Harold L. Mitchell, unmarried, dated February 13, 2014, and filed of record on February 18, 2014, in Instrument No. 20140218-0013993, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2015, WHICH

HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 6685, PAGE 253 AND IN BOOK 6685, PAGE 275; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 8145, PAGE 401; (D) BY-LAWS OF RECORD IN BOOK 6685, PAGE 277; (E) CHARTER OF RECORD IN BOOK 6684, PAGE 626; AND (F) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 2258 LEBANON PIKE, UNIT #32, NASHVILLE, TN 37214

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 9TH DAY OF JANUARY, 2015.

THOMAS K. NOE

DONNA S. NOE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 2015, before me personally appeared Thomas K. Noe and wife, Donna S. Noe, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:
3-7-2017

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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WARRANTY DEED

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