Davidson County DEEDWARR
Recvd: 01/30/15 09:12 3 pgs
Fees:18.00 Taxes:173.90
20150130-0008803

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2015

Notary Public

MY COMMISSION EXPIRES: May 23, 2016

(AFFIX SEAL)

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ismail Hishyar (NAME)	OWNER (NAME)	107-13-0-A 035.0000
7332 Smokey Hill Rd (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Hasan Ljesljanin and , Ljerka Ljesljanin, husband and wife and, Vesna Ereiz, and Marko Ereiz, husband and wife** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ismail Hishyar,** 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:

A certain condominium unit in Davidson County, Tennessee, described as follows, to wht: being Unit No. 935 on the Plan of Four Maples Condominium, a horizontal property regime, of record in Plat Book 5200, Page 283, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Hasan Ljesljanin and wife, Ljerka Ljesljanin,and Vesna Ereiz and husband Marko Ereiz by deed being recorded in Instrument 20070409-0041633, said Register's Office.

This instrument is executed on behalf of Vesna Ereiz and Marko Ereiz by Gordana Semes as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument **20150130-0008801**, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Hasan Ljesljanin and Ljerka Ljesljanin Gordana Semes as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument **20150130-0008802**, in the Register's Office for County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 935 Coarsey Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 28th day of January, 2015.

Hasan Ljesljanin
Hasan Ljesljanin
By: Gordana Semes, Attorney-in-Fact
By: Gordana Semes, Attorney-in-Fact

Ljerka Ljesljanin
Ljerka Ljesljanin
By: Gordona Semes, Attorney-in-Fact
By: Gordana Semes, Attorney-in-Fact

Vesna Ereiz
Vesna Ereiz
By: Gordana Semes, Attorney-in-Fact
By: Gordana Semes, Attorney-in-Fact

Marko Ereiz
Marko Ereiz
By: Gordana Semes, Attorney-in-Fact
By: Gordana Semes, Attorney-in-Fact

State of Tennessee
County of Rutherford

On this 28th day of January, 2015 before me personally appeared Gordana Semes, the person who executed the foregoing instrument on behalf of Hasan Ljesljanin and Ljerka Ljesljanin and Vesna Ereiz and Marko Ereiz, and acknowledged that she/he executed the same as the free act and deed of the said Hasan Ljesljanin and Ljerka Ljesljanin and Vesna Ereiz and Marko Ereiz, through Power of Attorney granted her/him by the said Hasan Ljesljanin and Ljerka Ljesljanin and Vesna Ereiz and Marko Ereiz.

WITNESS ~~my~~ hand and seal this 28th day of January, 2015.

Notary Public Philip Ellis
My Commission Expires: May 23, 2016

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 20336

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

