BILL GARRETT, Davidson County
Trans:T20150037571 DEEDWARR
Recvd: 05/14/15 13:41 2 pgs
Fees:13.00 Taxes:442.15
20150514-0044449

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW *OWNER*
Avian Lanier
2006 Ethan Lane
Antioch, TN 37013

MORTGAGEE
Peoples Home Equity
5205 Maryland Way
Brentwood, TN 37027

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 163-16-O-A
PARCEL 107.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Ekrem Zymeri and wife, Magbule Gashi,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Avian Lanier, unmarried,** 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 227 on the Plan of Phase Two, Provincetown, A Horizontal Property Regime with Private Elements of record in Instrument No. 20050609-0066104- Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Ekrem Zymeri by Warranty Deed dated January 18, 2008 from Tennelle M. Begley, filed for record in Instrument No. 20080122-0006496, Register's Office for Davidson County, Tennessee.

Magbule Gashi joins in this conveyance for the purpose of conveying all of their right, title and interest in and to said property which they may have marital or otherwise.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 20031111-90168785, and Instrument No. 20050609-0066104; right of way easement of record in Instrument No. 20120228-0017172; Quitclaim Deed for Common Area to Provincetown Homeowners' Association of record in Instrument No. 20031120-0169428, Instrument No. 200508030091277 and Instrument No. 20080226-0018727; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20050609-0066104, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2006 Ethan Lane Antioch, TN 37013.**

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 our hands this 8th day of May, 2015.

Ekrem Zymeri

Ekrem Zymeri

Magbule Gashi

Magbule Gashi

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ekrem Zymeri and wife, Magbule Gashi, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2015.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $119,500.00.

AFFIANT

Subscribed and sworn to before me this 8th day of May, 2015.

NOTARY PUBLIC

JESSICA R. SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017

My Commission Expires: 7-24-17