Prepared by: Matthew J. Ellis, BATSON NOLAN, PLC, 121 South Third Street, Clarksville, TN 37040

BILL GARRETT, Davidson County
Trans:T20150040881 DEEDWARR
Recvd: 05/27/15 09:58 3 pgs
Fees:18.00 Taxes:499.50
20150527-0048536

Rosalyn N. Wyatt et al

TO: WARRANTY DEED

Arben Leka et ux

THIS WARRANTY DEED OF REALTY, executed as of the 21st day of May, 2015, by Grantor, **Rosalyn N. Wyatt, Nancy Jo Thomas, James Walter North, Richard Douglas North, and Betty Jean North Burns**, to Grantee, **Arben Leka and wife, Sonila Leka**, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8A, ZONE LOT DIVISION, LOTS 5 AND 8 THROUGH 12, MAGNOLIA HALL, OF RECORD IN BOOK 5800, PAGE 197, AS AMENDED IN BOOK 5200, PAGE 699, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:
>
> SAID LOT NO. 8A FRONTS 18.77 FEET ON THE NORTHERLY MARGIN OF MAGNOLIA PLACE, AND RUNS BACK 109.89 FEET ON THE EAST LINE, AND 107.11 FEET ON THE WEST LINE, WHICH IS A BROKEN LINE, TO A LINE IN THE REAR WHICH MEASURES 59.79 FEET.
>
> BEING THE SAME PROPERTY CONVEYED TO MALCOLM J. NORTH AND WIFE, FLORENCE J. NORTH, BY DEED FROM BELLE MEADE BUILDERS, INC., DATED JANUARY 27, 1984 AND RECORDED FEBRUARY 1, 1984 AT 2:16 PM OF RECORD IN BOOK 6224, PAGE 630, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MALCOLM J. NORTH PREDECEASED HIS WIFE, FLORENCE J. NORTH. FLORENCE J. NORTH DIED JANUARY 24, 2015, SURVIVED BY HER CHILDREN, ROSALYN N. WYATT, NANCY JO THOMAS, JAMES WALTER NORTH, RICHARD DOUGLAS NORTH AND BETTY JEAN BURNS, HER SOLE HEIRS AT LAW.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2015 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plats of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to all legally enforceable restrictions and easements of record and in existence, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

Rosalyn N. Wyatt

Rosalyn N. Wyatt Grantor

STATE OF TENNESSEE, COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Rosalyn N. Wyatt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 21st day of May, 2015

My Commission Expires:
10/15/16.

Notary Public

Nancy Jo Thomas

Nancy Jo Thomas Grantor

STATE OF TENNESSEE, COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Nancy Jo Thomas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 21 day of May, 2015

My Commission Expires:
10/15/16.

Notary Public

James W North

James Walter North Grantor

STATE OF TENNESSEE, COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James Walter North, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 21 day of May, 2015

My Commission Expires:
10/15/16.

Notary Public

Douglas North

Richard Douglas North Grantor

STATE OF TENNESSEE, COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Richard Douglas North, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 21 day of May, 2015

My Commission Expires:
10/15/16.

Notary Public

Betty Jean North Burns — Grantor

STATE OF TENNESSEE, COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Betty Jean North Burns, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 21 day of May, 2015

My Commission Expires:
10/15/16.

Notary Public

MATTHEW J. ELLIS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Property Owners Name and Mailing Address:

Arben Leka
Sonila Leka
4814 Magnolia Place
Nashville, TN, 37211

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Address:
4814 Magnolia Place
Nashville, TN, 37211

Map and Parcel No.
146-4-174.00

STATE OF TENNESSEE, MONTGOMERY COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $135,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale

Affiant

Subscribed and sworn to before me this the 21st day of May, 2015.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/15/16

MATTHEW J. ELLIS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY