THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 2 Cadillac Drive Brentwood, Tennessee 37027 Mail to: **BANKERS TITLE** **2 Cadillac Drive** **Brentwood, Tennessee 37027**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **245,000.00**. Pamela Tinnell Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 2016 Notary Public MY COMMISSION EXPIRES: 8.17.19 (AFFIX SEAL) JENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Atdhe Bytyqi	NEW OWNER	MAP
5159 Ashley Drive		PARCEL 161 06 0 051.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Betty J. Bess, a widow**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Atdhe Bytyqi and Arbnora Bytyqi, husband and wife**

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 Lot No. 103 on the Plan of Huntington Park, Section 1, of record in Plat Book 4175, Page 10, Register's office, Davidson county, Tennessee.

Being the same property conveyed to George K. Bess and wife, Betty J. Bess by Warranty Deed dated 10/17/1984 from Robert Baker and wife, Emma O. Baker of record in Book 6406, Page 819, Register's Office for Davidson County, Tennessee.

The said George K. Bess having died on or about August 12, 2008, leaving Betty J. Bess as surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **5159 Ashley Drive, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20160042536 DEEDWARR
Recvd: 05/20/16 11:03 2 pgs
Fees:13.00 Taxes:906.50
20160520-0050719

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 hand( ) this the 16th day of May, 2016.

Betty J. Bess

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Betty J. Bess** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of May, 2016.

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY