Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2016.

Notary Public
My commission expires: 11/7/18

JAYCIE N. RIVERA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Davidson County DEEDWARR
Recvd: 06/08/16 09:04 3 pgs
Fees:18.00 Taxes:795.50
20160608-0057649

04-1605-56017

Address of New Owner:	Send Tax Bills to:	Tax Information:
Corina A. Edgin 2728 Welshcrest Drive Antioch TN 37013	SWBC 9311 San Pedro Ave Ste 100 San Antonio TX 78216	149-15-0-A-211.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fatmire Vrella and wife, Pajazit Vrella**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Corina A. Edgin and Terry E. Edgin, wife and husband**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 71, on the Plan of Section Four, Cambridge Forest, of record in Instrument No. 20000918-0092192, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Fatmire Vrella and wife, Pajazit Vrella by Special Warranty Deed from Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, dated March 30, 2005, recorded May 10, 2005, of record in Instrument No. 20050510-0052855, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2728 Welshcrest Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of June, 2016.

Fatmire Vrella

Pajazit Vrella

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Fatmire Vrella and Pajazit Vrella**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 3rd day of June, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-19

Notary' Seal (if on paper)

