AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160054936 DEEDWARR
Recvd: 06/28/16 10:58 2 pgs
Fees:13.00 Taxes:1054.50
20160628-0065757

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel Gjonaj	Victoria Finance	13302001200
(NAME)	(NAME)	
3109 Wingate Avenue	212 Washington Ave Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Bridgeville, PA 15017	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Libby S. Thurman & spouse, Matthew D. Meeks, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Gjonaj, THEIR HEIRS 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 LOTS NOS. 27 AND 28, ON THE MAP OF THE WILLIAM LEE SUBDIVISION OF ROTH PROPERTY, AS OF RECORD IN BOOK 1130, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS NOS. 27 AND 28 ADJOIN AND FRONT TOGETHER 120 FEET ON THE WEST SIDE OF WINGATE AVENUE AND RUN BACK BETWEEN PARALLEL LINES 160 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO LIBBY S. THURMAN AND SPOUSE, MATTHEW D. MEEKS, BY WARRANTY DEED FROM BENJAMIN D. NICHOLS, MARRIED, DATED AUGUST 31, 2006, OF RECORD IN INSTRUMENT NO. 20060831-0107904, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3109 WINGATE AVENUE, NASHVILLE, TENNESSEE.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations

This is:						
Improved	property, known as	3109 Wingate Avenue	Nashville	TN	37211	
		(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

* an unmarried man

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 ___ day of _____, 2016.

Matthew D. Weeks by Libby S. Thurman Attorney in Fact

Matthew D. Weeks

Libby S. Thurman

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Libby S. Thurman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Attorney in Fact for Matthew D. Weeks the within named bargainor and she as such Attorney in Fact being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of June, 2016.

Notary Public

My Commission Expires:_____

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Libby S. Thurman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of June, 2016.

Notary Public

My Commission Expires:_____

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018