THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16099364** **Davidson County DEEDWARR** **Recvd: 10/28/16 15:02 3 pgs** **Fees:18.00 Taxes:407.93** **20161028-0114319**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $110,250.00 Affiant Subscribed and sworn to before me, this 25th day of October, 2016. Notary Public My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
County

WARRANTY DEED

Address New Owner: Hidrue Zenelaku and Skender Zenelaku 156 North Timber Drive Nashville TN 37214-4256	Send Tax Bills To: U.S. Bank Home Mtg 7601 Penn Ave S., Ste A1 Richfield, MN 55423	Tax Information: Tax Parcel ID No. 108-07-0B-070.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie D. Crandell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hidrije Zenelaku and Skender Zenelaku, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 70 of Timberlake Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Timber Lake of record in Book 6549, Page 475, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A-1 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Stephanie D. Crandell, unmarried by Warranty deed from Belinda Davis, unmarried of record in Instrument No. 20120319-0023024 Register's Office for Davidson County, Tennessee, dated March 14, 2012 and recorded on March 19, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 342 and Book 6250, Page 219, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Timber Lake Condominium of record in Book 6549, Page 475, with Clarification in Book 6561, Page 141 and Correction in Book 7153, Page 617, Register's Office for Davidson County, Tennessee, with By-Laws and Charter of Timber Lake Condominium and Timber Lake Condominium Association, Inc. appended thereto as Exhibits "B" and "C", respectively.

Sanitary Sewer Easement of record in Book 5856, Page 80, in the Register's Office for Davidson County, Tennessee.

Easements for Television Cable of record in Book 6587, Page 204, in the Register's Office for Davidson County, Tennessee.

Utility Easements of record in Book 7097, Page 120 and Book 7097, Page 154, in the Register's Office for Davidson County, Tennessee.

Easement and Right of Entry Agreement of record in Book 10262, Page 46, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 156 North Timber Drive Nashville TN 37214-4256

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____ day of October, 2016.

Stephanie D. Crandell _____

Stephanie D. Crandell

STATE OF Colorado)
COUNTY OF Denver)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie D. Crandell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2016.

Nate Adrian

Notary Public

My Commission Expires: June 14, 2020

NATE ADRIAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164022618
MY COMMISSION EXPIRES JUNE 14, 2020

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY