WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF Dec., 2016

Notary Public

MY COMMISSION EXPIRES: 9/7/20

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/22/16 15:42 2 pgs
Fees:13.00 Taxes:370.00
20161222-0135021

MST 2016-A1555

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beraldo Hoxhaj	IBERIABANK MORTGAGE	095-03-0A-025.00-CO
(NAME)	(NAME)	
2258 Lebanon Pike #25	106 DOVER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	WEST MEMPHIS, AR 72301	
(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, **Sheila F. Tidwell, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beraldo Hoxhaj, a single man,** 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:

Land in Davidson County, Tennessee, being Unit No. 25, together with the appurtenant interest in the common elements of Magnolia Square Condominium, a horizontal property regime established by Master Deed, of record in Book 6685, Page 253, amended in Book 8145, Page 401, and in Book 10320, Page 582, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Sheila F. Tidwell, unmarried by Warranty deed from James W. Lusk, Sherry Lavetta Page, Donna Lynn Carter and James Kevin Lusk, being all the heirs at law of Shirley Laverne Lusk a/k/a Shirley L. Lusk of record in Instrument No. 20110930-0076050 Register's Office for Davidson County, Tennessee, dated September 23, 2011 and recorded on September 30, 2011.

Subject to: All matters shown on the Plan attached as Exhibit B to the Master Deed of Magnolia Square Condominiums of record in Book 6685, page 275, Register's Office for Davidson County, Tennessee. All matters shown on the Plan of record in Book 5200, page 702, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6685, Page 253, Book 8145, page 401 and Book 10320, page 582, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. By-Laws appended to Master Deed in Book 6685, page 277, Register's Office for Davidson County, Tennessee. Charter of HOA in Book 6684, page 626, Register's Office for Davidson County, Tennessee. Rules and Regulations in Instrument 20060725008931 6, Register's Office for Davidson County, Tennessee. Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4925, Page 59, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 6139, Page 518, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20110930-0076057 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 2258 Lebanon Pike #25, Nashville, TN 37214
(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 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/our hand(s) this 20th DAY OF Dec., 2016.

Sheila F. Tidwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheila F. Tidwell, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at office, this 20th day of December, 2016.

Notary Public

My commission expires: 9/7/20

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020