WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Dashamir Dervishi

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of January, 2017

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Dashamir Dervishi	Peoples Home Equity, Inc.	Parcel ID:
2258 Lebanon Pike, Apt. 26	5205 Maryland Way; Ste 100	095030A06800
Nashville, TN 37214	Brentwood, TN 37027	

FOR AND IN 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

Thomas K. Noe and wife, Donna S. Noe

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Dashamir Dervishi and Merita Dervishi, husband and wife and Fatjon Dervishi , an unmarried 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 68, as described in the Master Deed of Magnolia Square Condominium, of record in Book 6685, Page 253, Register's Office for said County, and as shown on the Plan of Magnolia Square Condominium, appended as Exhibit B to the Master Deed of Trust of record in Book 6685, Page 275, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas K. Noe and wife, Donna S. Noe by deed from Jonathan Nabors, an unmarried man, of record in Instrument 20040303-0023815, dated February 27, 2004, Register's Office for said County.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 6685, Page 253, amended in Book 8145, Page 401; Book 10320, Page 582; Instrument 20130227-0019654; and Book 6685, Page 277, amended in Instrument 20130227-0019654, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Book 6685, Page 253, and Book 6685, page 275, said Register's Office; (3) All matters of record in Plat Book 5200, page 702, said Register's Office; (4) Memorandum of Lease in Book 10419, page 544, said Register's Office; (5) Rules and Regulations of record in Instrument 20060725-0089316, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2258 Lebanon Pike, Apt. 68, Nashville, TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20170009819 DEEDWARR
Recvd: 02/02/17 09:37 2 pgs
Fees:13.00 Taxes:370.00
20170202-0011131

Witness our hands this 31st day of January, 2017.

Thomas K. Noe

Donna S. Noe

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas K. Noe and Donna S. Noe, with whom I am personally acquainted (or proved 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 Nashville, Tennessee, this 31st day of January, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.