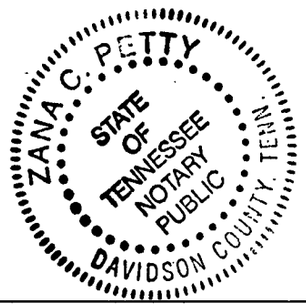
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of February, 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:
Jeta Qose	Jeta Qose	Parcel ID:
1209 Travelers Place	1209 Travelers Place	095030A05500
Hermitage, TN 37076	Hermitage, TN 37076	

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

Monika Dillehay, f/k/a Monika Papa and husband, Kenneth Dillehay

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jeta Qose , married

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. 55 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253, in the Register's Office of Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, Page 275, said Register's Office, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Monika Dillehay and husband, Kenneth Dillehay by Quitclaim Deed from Monika Papa, now known as Monika Dillehay, of record in Instrument 20140724-0065972, said Register's Office, dated May 22, 2014. See also deed of record in Instrument 20051118-0139617, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 20060725-0089316; Book 6685, Page 253 amended in Book 8145, Page 401; Book 10320, Page 582; Instrument 20130227-0019654 and Book 6685, Page 277, 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, 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 #55, 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:T20170017723 DEEDWARR
Recvd: 03/01/17 12:26 2 pgs
Fees:13.00 Taxes:407.00
20170301-0020265

Witness our hands this 28th day of February, 2017.

Monika Dillehay

Kenneth Dillehay

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 Monika Dillehay and Kenneth Dillehay, 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 28th day of February, 2017.

My Commission Expires: 2.2.18

Notary Public

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