WARRANTY DEED

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

P-BR-17-5820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bajram Krasniqi and Mayren Krasniqi	**New Owner**	
(NAME)	(NAME)	
910 Tote Lane	**910 Tote Lane**	**163-16-0A-052.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTEN C. GIERE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BAJRAM KRASNIQI AND MAYREN KRASNIQI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No.152 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20031119-0618785 - Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kristen C. Giere by Warranty deed from Centex Homes, a Nevada Partnership of record in Instrument No. 20050321-0030400 Register's Office for Davidson County, Tennessee, dated March 16, 2005 and recorded on March 21, 2005.

This conveyance is subject to:
*All matters appearing on the plat of record in Book 10818, page 967; Instrument No. 20031119-0168785, Instrument No. 20040218-0018388 and Instrument No. 20080729-0077387, Register's Office for Davidson County, Tennessee.
*Restrictions of record in Instrument No. 20031119-0168785, supplemented in Instrument No. 20050609-0066104; Instrument No. 20060825-0105504 and Instrument No. 20080812-0082993, Register's Office for Davidson County, Tennessee.
*Easement deed by court of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.
*Conveyance to Homeowners Association for common elements, open space, common area and road of record in Instrument No. 20031120-0169428 and Instrument No. 20050803-0091277, Register's Office for Davidson County, Tennessee.
*Stormwater Detention Agreement of record in Instrument No. 20030910-0132287, Register's Office for Davidson County, Tennessee.
*Development and easement agreement and agreement to share costs of record in Instrument No. 20031124-0170577, Register's Office for Davidson County, Tennessee.
*Sewer Easement of record in Book 7306, page 109, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5820 Monroe Xing, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20170034097 DEEDWARR
Recvd: 04/24/17 09:18 2 pgs
Fees:13.00 Taxes:536.50
20170424-0039671

Witness my/our hand(s) this the 20th DAY OF APRIL, 2017.

Kristen C. Giere by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KRISTEN C. GIERE, and who acknowledged he executed the same as the free act and deed of the said KRISTEN C. GIERE.

Witness my hand and official seal, this the 20th of April, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212