LISA K R WAGNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is $246,000.00. Donna Sandidge Affiant Subscribed and sworn to before me, this 19th day of May, 2017. Lisa K R Wagner Notary Public My commission expires: Sept. 20, 2020

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Parkway, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Beraldo Hoxhaj	Iberia Bank d/b/a Iberia Mortgage	**098-05-0A-123.00-CO**
2 Intervale Road	P. O. Box 7171	
Worcester, MA 01602-2012	Little Rock, AR 72223	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Adrian Lattus, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Beraldo Hoxhaj , single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Revision One, Section Five, Hampton Hall, of record in Plat at Instrument No. 20000728-0074425, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adrian Lattus, single man by Warranty Deed from Neil Nevins, unmarried, of record in Instrument No. 20150501-0039364, Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 01, 2015.

BILL GARRETT, Davidson County
Trans:T20170043325 DEEDWARR
Recvd: 05/22/17 12:16 2 pgs
Fees:13.00 Taxes:910.20
20170522-0050571

This is improved property known as **5648 Chestnutwood Trail, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: all matters shown on the Plan of record in Instrument 20000615-0059903, revision Plat Instrument No. 20000728-0074425, all matters shown on the Boundary Plan in Book 9700, Page 216, Covenants, Conditions and Restrictions of record in Book 10278, Page 257, Book 10301, Page 184, amended in Book 10444, page 460, Book 10640, page 947, Book 10956, page 520, Book 11372, Page 852 and Book 11573, Page 512 and Instrument 20000608-0057413, Charter of record in Book 10290, Page 261, Dedication of Deeds of Conveyance for open spaces in Book 10420, Page 359 and Book 11577, Page 620 and Instrument No. 20000728-0074532, Storm water Detention Agreement in Book 10584, Page 114, Register's Office for Davidson County, Tennessee, rights of others in and to the common areas and/or elements and real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19th day of May, 2017.

Adrian Lattus

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Adrian Lattus, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 19th day of May, 2017.

Notary Public
My Commission Expires: Sept 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 7017088
557 Sam Ridley Pkwy
Smyrna, TN 37167