BILL GARRETT, Davidson County
Trans:T20170060819 DEEDWARR
Recvd: 07/17/17 11:48 2 pgs
Fees:13.00 Taxes:407.00
20170717-0071593

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of June, 2017, by and between Patty Cole, an unmarried woman, party of the first part, and Klajdi Kapendani, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 4, Building 10, and Garage No. 10-4-G, on the Plan of Hermitage Woods, Condominium Apartments, Phase 2 and 2-A, also known as Raintree Village, Section A, of record in Book 4675, Page 36, 37 and 38, as amended in Book 4860, Page 62, 63 and 64, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being all or part of the same property conveyed to Patty Cole by virtue of that certain Warranty Deed dated June 23, 2015, and being of record at Instrument No. 20150624-0060374 in the Register's Office of Davidson County, Tennessee.

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), his/her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Patty Cole

Patty Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Patty Cole, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2017.

Ashlee D Page

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

New
Property Owner & Address: Klajdi Kapendani

Tax Parcel No 086110A07000CO

Property Address: 407 Raintree Pl.
Hermitage, TN 37076

MAIL TAX
BILLS TO: Same address

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $110,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of June, 2017.

Notary Public

My Commission Expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY