Bill Garrett Davidson County
Batch# 84136 DEEDWARR
04/24/2018 09:09:44 AM 2 pgs
Fees: $13.00 Taxes: $1,135.90
20180424-0038333

Prepared by:
and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0612

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

A. C. HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 8, 2018

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of April, 2018

Notary Public
Commission Expires: 5-8-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Esel Shemmeri 700 Church Street Apt 1206 Nashville, TN 37203	New Owner 11 Wellesley Ave Needham Heights, MA 02494	093-05-2B-086.00-CO

WARRANTY DEED

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, I/WE,

Hamilton Reese Deblois, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Esel Shemmeri and Noor Uzri, husband and wife

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1206 of Bennie Dillon, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bennie Dillon, a Condominium of record in Instrument Number 20051215-0150617, with Attorney's Certificate in Instrument No. 20051215-0150619, and as amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20110725-0056667, Instrument No. 20120927-0087986 and Instrument No. 20121217-0116226 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Hamilton Reese Deblois, unmarried by Warranty Deed from Michelle A. Meere, unmarried of record in Instrument No. 20150218-0014100 Register's Office for Davidson County, Tennessee, dated February 13, 2015 and recorded on February 18, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 700 Church Street Apt 1206, Nashville, TN 37203.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of April, 2018.

Hamilton Reese Deblois

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Hamilton Reese Deblois

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 Brentwood, Tennessee this 20th day of April, 2018.

Notary Public

My Commission Expires: 5.6.19

(Notary Seal)

