THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516106** Bill Garrett Davidson County Batch# 91456 **DEEDWARR** 05/14/2018 11:13:24 AM 2 pgs Fees: $13.00 Taxes: $444.00 20180514-0045828	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $120,000.00. Affiant Subscribed and sworn to before me, this 11th day of May, 2018. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Ermira Cenaj PO Box 148195 Nashville, TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 135-08-0A-639.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donna Jean Stowell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ermira Cenaj, a married woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 639 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Plat Book 5200, Page 80, said Register's Office.

Being the same property conveyed to Donna Jean Stowell, an unmarried woman by Warranty Deed from Ralph Mosley and wife, Juli Mosley, recorded on the 6th day of January, 2015 in Instrument No. 20150106-0001317, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5200, Page(s) 80 and Plat Book 4660, Page 85.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4827, Page 14 and Book 5469, Page 840.

Charter of Homeowners Association recorded in Book 5344, Page 959 and Book 4828, Page 834.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 5333, Page 957; also subject to easements, rights and interests 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 building thereon.

Easement for Overhead Line Easement, recorded in Book 4821, Page 107.

Easement for Broadband Communications, recorded in Instrument No. 20170717-0071705.

Conveyance for Common Areas recorded in Book 8524, Page 546.

Plats showing Open Space Recreational Areas recorded in Book 4675, Pages 21-25 and Book 4860, Pages 72-76.

This is improved property located at 639 Longhunter Court Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of May, 2018.

Donna Jean Stowell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donna Jean Stowell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2018.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

