THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180616767

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $349,900.00.

KGN
Affiant

Subscribed and sworn to before me, this 30th day of July, 2018.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Bill Garrett Davidson County
Batch# 124326 DEEDWARR
08/03/2018 09:04:06 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63
20180803-0076203

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jon Loba 1620 Diamond Dr Franklin, TN 37064	New Owner	Tax Parcel ID No. 093-05-2B-086.00 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, **Esel Shemmeri and Noor Uzri, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jon Loba**, ("Grantee"), his 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. 1206 , on the Horizontal Property Regime for Bennie Dillon, a Condominium, as recorded in the Master Deed of record in Instrument No. 20051215-0150617, amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20120927-0087986 and Instrument No. 20121217-0116226, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ESEL SHEMMERI and NOOR UZRI, husband and wife, by deed from HAMILTON REESE DEBLOIS, of record in Instrument No. 20180424-0038333, dated April 20, 2018, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 093-05-2B-086.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed of record in Instrument No. 20051215-0150617, amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20120927-0087986 and Instrument No. 20121217-0116226, said Register's Office.

Capitol Mall Redevelopment Project containing restrictive covenants, of record in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, said Register's Office.

Memorandum of Lease of record in Book 11011, page 123, assigned in Book 11011, page 128, and Book 11477, page 85 and in Instrument No. 20050420-0044175, said Register's Office.

Easement Agreement of record in Instrument No. 20120607-0050013, said Register's Office.

Easement granted to Comcast of Nashville I, LLC, of record in Instrument No. 20130726-0077473, said Register's Office.

This is improved property located at 700 Church Street, Apt 1206 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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, its 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 30th day of July, 2018.

Esel Shemmeri

Noor Uzri

STATE OF Massachusetts)

COUNTY OF Suffolk)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Esel Shemmeri and Noor Uzri, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2018.

Rochelle M. Gove
Notary Public

My Commission Expires: October 11, 2024

ROCHELLE GOVE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 11, 2024