WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Karen Y Johnson Davidson County
Batch# 142025 DEEDWARR
09/18/2018 07:48:50 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20180918-0092259

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180294TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
~~Fiker Tegegene~~ and Konjit Asrese, husband and wife	~~Fiker Tegegene~~ and Konjit Asrese, husband and wife	
(NAME) 3001 Hamilton Church Rd. Unit 305	(NAME) 3001 Hamilton Church Rd. Unit 305	163-04-0A-305.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BURHAN RUSHITI AND LAVDIJE SHALA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~**FIKER TEGEGENE AND KONJIT ASRESE, 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:

FIKER ATALAY TEGEGNE

Land in Davidson County, Tennessee, being Unit 305, on the plan of Hamilton Crossings Townhomes, a Planned Unit Development of record in Instrument No. 20050701-0075731, which is filed as an amendment to the Declaration of Covenants, Conditions and Restrictions establishing Hamilton Crossings Townhomes of record in Instrument No. 20040212-0016945, and further amended in Instrument No. 20040226-0022076 and Instrument No. 200500310-0026734, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Burhan Rushiti and Lavdije Shala, husband and wife by Special Warranty deed from SunTrust Bank of record in Instrument No. 20140702-0058358 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 02, 2014 and Scriveners Affidavit recorded on August 13, 2014, of record in Instrument No. 20140813-0072912.

unimproved ☐
This is improved ☒ property, known as 3001 Hamilton Church Rd. Unit 305, Unit 305, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

THIS CONVEYANCE IS SUBJECT TO:
● Taxes for the current year and thereafter. ● Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Instrument No. 20040212-0016945, and further amended in

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville TN 37212

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Burhan Rushiti and Lavdije Shala, husband and wife this 13th day of September 13, 2018.

Burhan Rushiti

Burhan Rushiti

Lavdije Shala

Lavdije Shala

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of SEPTEMBER, 2018, before me personally appeared Burhan Rushiti and Lavdije Shala, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 13th day of September, 2018.

Commission Expires: 01.07.2020

Tammy A Novitsky

Notary Public

