Karen Y Johnson Davidson County
Batch# 142104 DEEDWARR
09/18/2018 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $474.71
20180918-0092349

BARBARA COLLINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY — My Commission Expires December 17, 2018	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $128,300.00 Affiant Subscribed and sworn to before me, this 14 day of Sept., 2018. Notary Public My commission expires: 12-17-2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Pellumb Xhafa	US Bank Home Mortgage	**108070B14700CO**
238 Timberway Drive	7601 Penn Ave S. #A1	
Nashville, TN 37214	Richfield, MN 55423	

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 ACKNOWLEDGE, WE,

Laura Lucio (Formerly Known As Laura M. Albescu, Married, and Irina Brcic (Formerly Known As Irnina O. Albescu, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pellumb Xhafa and Elmia Xhafa, 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:

Land in Davidson County, Tennessee, being Lot No. 147 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et. seq. as amended, Tennessee code Annotated and as established by a Master Deed of record in Book 6549, page 475, and by instrument of Clarification at Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Laura M. Albescu, an unmarried woman, and Irina O. Albescu, an unmarried woman, by Warranty Deed from Norman Cole and Viola Cole, dated May 1, 2009, of record in Instrument No. 20090520-0046597, Register's Office for Davidson County, Tennessee.
The subject property is not the primary residence of the grantors, their spouses or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 238 Timberway Drive, Nashville, TN 37214.

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 in 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.

Laura Lucio
By: Samuela Albescu, Attorney in Fact Date: 9-14-18

Laura Lucio
By: Samuela Albescu, Attorney In Fact

Irina Brcic Date: 09.14.18

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, ~~Laura Lucio~~ IBC and Irina Brcic, the within named Grantor(s), 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, at office, this 14 day of September, 2018.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

Barbara Collins
NOTARY PUBLIC

My Commission Expires: 12-17-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Samuela Albescu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Laura Lucio. and that he/she is authorized by Laura Lucio to execute this instrument on her behalf.

Witness my hand and seal at Nashville, TN, this 14th day of September, 2018.

Barbara Collins
Notary Public

My commission expires: 12-17-2018

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY