THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is: $391,000.00

Affiant

Subscribed and sworn to before me, this 29th day of November, 2018.

Notary Public
My Commission Expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Y Johnson Davidson County
Batch# 169030 DEEDWARR
11/30/2018 10:50:38 AM 2 pgs
Fees: $13.00 Taxes: $1,446.70

20181130-0116861

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Parcel ID No.
Amanda Gani and Juxhin Shabani 6378 Ivy St, Unit A Nashville, TN 37209	SWBC Mortgage Corp 213 Overlook Circle South Brentwood, TN 37027	090-12-0Y-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **P & P DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AMANDA GANI, AN UNMARRIED WOMAN, AND JUXHIN SHABANI, AN UNMARRIED MAN, AS TENNANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** ("Grantees"), their 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 "A" on the Horizontal Property Regime with Private Elements for The Homes At 6378 Ivy Street, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180312-0022981, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being part of the same property conveyed to P & P DEVELOPMENT, LLC, by deed from WILLIAM S. GODDARD AND SANDRA G. GODDARD, of record as Instrument No. 20150501-0039638, dated April 29, 2015, said Register's Office.

This is improved property commonly known as: **6378 Ivy Street, Unit A, Nashville, TN 37209**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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 has 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of November, 2018

P & P DEVELOPMENT, LLC

By: _____
Paul Riggan, Member

By: _____
Paul Ziady, Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **Paul Riggan and Paul Ziady,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Members of P & P Development, LLC, the within named bargainors, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 29 day of November, 2018.

_____
Notary Public
My commission expires: 10/14/19

