WARRANTY DEED

Karen Johnson Davidson County
Batch# 277255 DEEDWARR
08/28/2019 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $986.05
20190828-0086779

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/9/19
(AFFIX SEAL)

KEVIN CRISWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires 12-09-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Chad Hailim Naylor		071 11 0 491.00
(NAME)	(NAME) NEW OWNERS	
1513 Luton St.	(ADDRESS)	
(ADDRESS)		
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shpendi Lamaj and Nancy Redmond, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chad Hailim Naylor, a married man**, 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(s) 2, as shown on the map entitled the Final Plat of Luton Meridian Subdivision, of record as Instrument No. 20021111-0138984, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chad E. Potter, unmarried by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 2006-FF16, by its authorized Attorney in fact National City Home Loan Services, Inc. n/k/a Home Loan Services, Inc. dated January 21, 2009 and recorded March 04, 2009 as Instrument No. 20090304-0019379, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Shpendi Lamaj and Nancy Redmond by Warranty Deed from Chad E. Potter dated August 24, 2018 and recorded August 24, 2018 as Instrument No. 20180824-0084296, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1906632SSO

unimproved ☐

This is improved ☒ property, known as 1513 Luton St., Nashville, TN 37207

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.

Witness our hands this 26 day of August 2019

Shpendi Lamaj

Nancy Redmond

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Shpendi Lamaj and Nancy Redmond, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-1906632SSO

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

