Karen Johnson Davidson County
Batch# 289411 DEEDWARR
09/23/2019 09:22:50 AM 2 pgs
Fees: $13.00 Taxes: $1,095.20

20190923-0096178

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $296,000.00.

Kim Gillespie
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of September, 2019.

Kayla R. Johnson
NOTARY PUBLIC

My commission expires: 11/21/22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ervin Hasanllari and Renada Hasanllari	Firstbank	972A10.CO
(NAME)	(NAME)	
1044 Riverwood Village Blvd	318 Seaboard Lane, Ste 205	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	

Warranty Deed

For and in Consideration of the sum of $296,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Donald Bargar and wife, Diane Bargar,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ervin Hasanllari and Renada Hasanllari, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision Two, of record in Instrument No. 20090603-0051286, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

The aforesaid Plat of Record in Instrument No. 20090603-0051286 voided, vacated and superseded Lots 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 and 93 and open space "E" as shown on the Plat entitles Villages of Riverwood, Phase One, Section One, Revision One as of record in Instrument No. 200807236-0075577, said Register's Office.

Being the same property conveyed to Donald Bargar and wife, Diane Bargar by deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20110817-0063530, said Register's Office.

This property is __unimproved _X_improved property known as: 1044 Riverwood Village Blvd, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of September, 2019.

Donald Bargar

Diane Bargar

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Bargar and Diane Bargar, the herein bargainor, 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 and official seal, this the 19th day of September, 2019.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122