Davidson County DEEDWARR
Recvd: 08/14/06 15:19 2 pgs
Fees:13.00 Taxes:869.50
**20060814-0100134**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Barton H. Harrison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2006.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

| ADDRESS OF NEW OWNERS: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Murat Karakas | Countrywide Home Loans, Inc. | 105-14-0 A |
| 2058 Elliott Avenue | 801 Crescent Center Dr. #510 | GROUP |
| Nashville, Tennessee 37204 | Franklin, TN 37067 | PARCEL 019.00 CO |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* Two Hundred Thirty Five Thousand Dollars and Zero Cents ( $235,000.00 ), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Barton H. Harrison and wife, Laura R. Harrison, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Murat Karakas, a single person, as to a One-third (1/3) undivided interest, and Mert Karakas, a single person, as to a One-third (1/3) undivided interest, and Gulfem Guler, a single person, as to a One-third (1/3) undivided interest, 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.

BEING Unit No. 2058 in Waverly Place II Townhomes, a Private Element Horizontal Property Regime located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040909-0109214 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declarations appearing in Instrument No. 20040909-0109214, and By-Laws appended therein, said Register's Office, are incorporated in this Deed by reference and made a part thereof the same as though copied herein.

BEING the same property conveyed to Barton H. Harrison and wife, Laura R. Harrison, by deed dated April 15, 2005, from Craighead Patten Properties II, a Tennessee general partnership, of record as Instrument No. 20050421-0044223 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 2058 Elliott Avenue, Nashville, Tennessee 37204

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 11th day of August, 2006.

Laura R. Harrison

Laura R. Harrison

By: Barton H. Harrison

Barton H. Harrison, Attorney in Fact, pursuant to Power of Attorney of record in Inst. No. 20060814-0100133, RODCT.

Barton H. Harrison

Barton H. Harrison

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Barton H. Harrison, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, Barton H. Harrison, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Laura R. Harrison, and acknowledged that he executed the same as the free act and deed of the said Laura R. Harrison.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY