WARRANTY DEED 9167

Davidson County DEEDWARR
Recvd: 09/20/06 15:24 2 pgs
Fees:13.00 Taxes:887.63
20060920-0116742

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$239,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH DAY OF SEPTEMBER, 2006.**

Notary Public

MY COMMISSION EXPIRES: **November 24, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aysar Aktimur	**American Mortgage Network, Inc.**	**164-08-0-C-039.00 CO**
(NAME)	(NAME)	
3756 Grace Falls Drive	**11625 Rainwater Drive, Bldg. 500,, Suite 650**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Alpharetta, GA 30004**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **James K. Thomas**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aysar Aktimur**, 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. 117 on the Final Plat of Hamilton Chase, Section One of record in Instrument No. 20051025-0128977, and by surveyors certificate of correction of record in Instrument 20051031-0131297 and Instrument 20051031-0131368, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to James K. Thomas by deed of record in Instrument 20051206-0146401, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James K. Thomas by Lori Holloway as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20060920-0116741 **, in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3756 Grace Falls Drive, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **my/our hand(s)** this **18th day of September, 2006**.

James K. Thomas by Lori Holloway his attorney in fact.

James K. Thomas by Lori Holloway, his attorney in fact

State of Tennessee County of Davidson

On this 18th day of September, 2006 before me personally appeared Lori Holloway, the person who executed the foregoing instrument on behalf of James K. Thomas, and acknowledged that she executed the same as the free act and deed of the said James K. Thomas, through Power of Attorney granted her, by the said James K. Thomas.

Notary Public

Commission Expires:11/24/07

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO TN