Davidson County DEEDWARR
Recvd: 12/31/08 10:51 3 pgs
Fees:17.00 Taxes:0.00
20081231-0123938

THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).
JEFFREY MOBLEY Howard & Mobley, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Esen Ozgener 101 Dunham Springs Lane Nashville, Tennessee 37205	SAME	Map 116 01 0A Parcel 1.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between Cano A. Ozgener, hereinafter called the Grantor, and the Grantor's spouse, Esen Ozgener, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Esen Ozgener, the Grantor, Cano A. Ozgener, has bargained and sold, and by these presents does transfer and convey unto Esen Ozgener, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

CAO

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 23rd day of December, 2008.

Cano A. Ozgener

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cano A. Ozgener, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of December, 2008.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

CAO

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot 1 on the Consolidation Plat for Lots 1 and 2, Dunham Springs Residential PUD, of record in Book 6050, page 417, and as corrected in Book 8069, page 388, Register's Office for Davidson County, Tennessee. Said Lots 1 and 2 being on the original plan of Dunham Springs Residential P.U.D., of record in Book 6250, Page 936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6050, page 417, Restrictive Covenants of record in Book 6875, page 530, as amended by First Amendment of record as Instrument No. 20080707-0069889, Easement exception for swimming pool of record in Book 9056, page 479, and Homeowners Association Charter of record in Book 6943, page 559, amended in Book 8433, page 976, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

Being the same property conveyed to Cano A. Ozgener and wife, Esen Ozgener, by deed from Mary H. Allen of record as Instrument No. 20041201-0143046, Register's Office for Davidson County, Tennessee.

This is improved property known as 101 Dunham Springs Lane, Nashville, Tennessee 37205.