Davidson County DEEDWARR
Recvd: 01/09/09 08:40 3 pgs
Fees:17.00 Taxes:0.00
20090109-0002172

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

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Esen Ozgener & Cano A. Ozgener, Trustees 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, Esen Ozgener, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Esen Ozgener and Cano A. Ozgener, Trustees of The Esen Ozgener Living Trust, established by the Revocable Trust Agreement of Esen Ozgener, dated December 23, 2008**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

This conveyance is subject to the following:

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

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, 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 real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

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

Esen Ozgener

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Esen 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 MOSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires MAY 2, 2011

Notary Public

EO

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.

Also being the same property conveyed to Esen Ozgener by deed from Cano A. Ozgener of record as Instrument No. 20081231-0123938, Register's Office for Davidson County, Tennessee.

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