THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28958-08-2009** **Record & Return To:** **Sidwell & Barrett** ~~**5107 Maryland Way**~~ ~~**Brentwood, TN 37027**~~ 121 First AVE S. Ste 200 Franklin, TN 37064	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $212,000.00. Affiant Subscribed and sworn to before me this 25th day of August, 2009. Notary Public My Commission Expires MAY 8, 2012

GEORGE F. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Hasan H. Tiner, Nesrin O. Tiner 2569 Devon Valley Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 142160F00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward R. Finkelstein and wife, Jane B. Finkelstein**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hasan H. Tiner and Nesrin O. Tiner, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2569 Devon Valley Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of August, 2009.

Edward R. Finkelstein

Jane B. Finkelstein

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Edward R. Finkelstein and Jane B. Finkelstein**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2009.

Notary Public

My Commission Expires:

GEORGE F. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans: T20090059799 DEEDWARR
Recvd: 09/01/09 11:19 2 pgs
Fees: 13.00 Taxes: 784.40

20090901-0081962

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Devon Valley, Phase II, as of record in Plat Book 7900, page 563, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Edward R. Finkelstein and wife, Jane B. Finkelstein by deed dated July 28, 1994 from Southwinds Development, Inc. of record in Book 9430, page 366, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Devon Hills, of record in Book 7517, page 283, Book 8120, page 402, Book 8180, pages 230 and 232, Book 8712, page 618, Book 9492, page 594 and in Book 10692, pages 750 and 753, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Devon Hills Community Association, Inc. of record in Book 11120, page 191 and in Book 9618, page 880, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Devon Hills Community Association, Inc. of record in Book 7520, page 564, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 563, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, page 398 and in Book 9700, page 743, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 8643, page 494, Register's Office for Davidson County, Tennessee.