BILL GARRETT, Davidson County
Trans:T20110042376 DEEDWARR
Recvd: 07/14/11 10:46 2 pgs
Fees:13.00 Taxes:610.50
20110714-0053866

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me this 5th day of July, 2011.

Notary Public
My Commission Expires: 01/09/12

11-0245

Address of New Owner:	Send Tax Bills to:	Tax Information:
Evgeniy Karaman	NEW OWNERS	181-14-A
8510 Calistoga Way		147.00 CO
Brentwood, TN 37027		

WARRANTY DEED

For and in 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 **Sanjar Karaman, a married man**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Evgeniy Karaman and wife Irina Karaman**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 201, on the plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A-1 to the second supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place, of record in Instrument No. 20060731-0092350, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sanjar Karaman, a married man, by deed from Centex Homes, a Nevada General Partnership, dated January 23, 2007, recorded in Instrument No. 20070206-0015583, said Register's Office.

Shakhlo Karaman, wife of Sanjar Karaman, joins in the execution of this instrument to convey any interest she may have in subject property, marital or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **8510 Calistoga Way, Brentwood, TN 37027.**

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 5th day of July, 2011.

Sanjar Karaman

Sanjar Karaman

Shakhlo Karaman

Shakhlo Karaman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Sanjar Karaman and Shakhlo Karaman**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of July, 2011.



Lee E. Cranford, Notary Public
State of Tennessee at Large
My Commission Expires: 01/09/12