Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027

INFORMATION CONTAINED IN THIS DEED WAS PROVIDED BY GRANTOR

PARCEL NO.: 104-06-0-319.00

New Owner is:
Huseyin Ustunkaya
20 Brook Glen Cove
Nashville, TN 37221

Send Tax Bills To:
New Owner
20 Brook Glen Cove
Nashville, TN 37221

* * * * *

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Yilmaz Eryasa, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Huseyin Ustunkaya, hereinafter referred to as Grantee, his heirs and assigns, a certain tract or parcel of land, together with all improvements in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Bransford Realty Company's Richland Annex, as of record in Book 332, Page 153, Register's Office for said County.
>
> SAID Lot No. 5 fronts 60 feet on the northerly side of West End Avenue and extends back between parallel lines 180 feet, more or less, to an alley.
>
> In addition to said Lot No. 5, there is also conveyed hereby a 10-foot strip along the northeasterly side of Lot No. 6, which lot abuts along the southeasterly side of the subject property, said 10-foot strip to be in the form of a permanent perpetual easement that runs with the land for the purpose of ingress and egress to the subject property, and for the purpose of parking vehicles by persons using the subject property.

BILL GARRETT, Davidson County
Trans:T20110068491 DEEDWARR
Recvd: 11/01/11 14:18 3 pgs
Fees:18.00 Taxes:4440.00
20111101-0084990

However, this conveyance is made subject to a 10-foot easement along the southwesterly side of said Lot No. 5 for the purpose of creating an easement for ingress and egress, making a total width of 20 feet for the full depth of both Lot No. 5 and Lot No. 6 from West End Avenue to the alley.

BEING the same property conveyed to Yilmaz Eryasa, a single person, by Warranty Deed from Sultan's House of Kebob Foods, Inc., a Tennessee Corporation, dated 4/28/76 and recorded 5/4/76 in Book 5021, Page 499, Register's Office for Davidson County, Tennessee.

1) Taxes for 2011 are prorated at closing. Grantee will pay 2011 taxes.

2) There is an existing lease which Grantor has assigned to Grantee by separate instrument of even date. Rent for the month of October 2011 has been prorated.

3) There are two (2) old (1976 and 1977) deeds' of trust listing Grantor as borrower securing indebtedness to Commerce Union Bank. These are recorded at Book 5025, p. 912 and Book 5241, p. 324 in the Register of Deed's Office for Davidson County, Tennessee. Commerce Union Bank no longer exists. Grantor expressly warrants that these debts are paid in full.

4) The address of this property is 3408 West End Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tract or parcel of land in fee simple, and he has a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12th day of October, 2011.

GRANTOR:

YILMAZ ERYASA

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Yilmaz Eryasa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 12th day of October, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC

My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to
before me this 12th day
of October, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Notary Public

My commission expires: NOTARY PUBLIC