03

BILL GARRETT, Davidson County
Trans:T20110080521 DEEDWARR
Recvd: 12/20/11 12:44 2 pgs
Fees:13.00 Taxes:740.00
20111220-0099333

Realty Title

WARRANTY DEED

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2011.

Diane K Mann
Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ferihan C. Oruc	**REGIONS BANK**	**126160A18500CO**
(NAME)	**2050 PARKWAY OFFICE CIRCLE** (NAME)	
316 Goldenrod Court	**BIRMINGHAM, AL 35244** (ADDRESS)	
(ADDRESS)		
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Patrick D. Rowland, and wife Mandy M. Rowland**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ferihan C. Oruc**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2 *A Planned Unit Development, as of record under Instrument No, :** Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. ***ERRONEOUSLY REFERENCED AS PHASE 1A, SECTION 1 AND PHASE 1B, SECTION 1 IN PRIOR DEED OF RECORD) **20021022-0129510**

Being the same property to Patrick D. Rowland and wife Mandy M. Rowland by deed dated June 25, 2008 from Melvin Rod Villere, Jr, and Kenneth W. Jones of record in Instrument No. 20080630-0067143, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **316 Goldenrod Court, Nashville, TN 37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 14th day of December, 2011.

Patrick D. Rowland

By: Tony Carletello As Attorney In Fact

Patrick D. Rowland
By: Tony Carletello, As Attorney-In-Fact

Patrick D Rowland

By: Tony Carletello As Attorney in Fact

Mandy M. Rowland
By: Tony Carletello, As Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Tony Carletello**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Attorney In Fact**, on behalf of **Patrick D. Rowland and Mandy M. Rowland**, by **Power of Attorney** and as such being authorized to do so, executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2011.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public