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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 12081785** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $770,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of September, 2012.<br><br>Notary Public<br>My Commission Expires: |

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL OHRWELL, Davidson County
Trans:T20120069938 DEEDWARR
Recvd: 09/17/12 13:59 2 pgs
Fees:13.00 Taxes:2849.00

20120917-0084388

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Aylin Ozgener<br>3509 Central Avenue<br>Nashville TN 37205 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>104-5-380.00 |

**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, **Julie M. Boos, Trustee of the Murphy Land Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aylin Ozgener**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 98, Block 4, Richland Realty Company's Second Subdivision, Division "B", as shown on plat of record in Plat Book 332, Page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Clay Blevins, married to Julie M. Boos, Trustee of the Murphy Land Trust as recorded on the 15th day of November, 2010 in Instrument No. 20101115-0091174 and Warranty Deed from John D. Gerber, married to Clay Blevins as recorded on the 5th day of December, 2005 in Instrument No. 20051205-0146144, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY CO'S SECOND SUBDIVISION, DIVISION "B", as recorded in Plat Book 332, Page(s) 92.

This is improved property located at 3509 Central Avenue Nashville TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 14th day of September, 2012.

Julie M. Boos, Trustee of the Murphy Land Trust

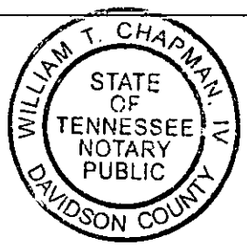
BY: _____
Julie M. Boos, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie M. Boos, Trustee of the Murphy Land Trust, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Murphy Land Trust, the maker or a constituent of the maker and as Trustee is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of September, 2012.

_____
Notary Public
My Commission Expires: _____




My Commission Expires September 9, 2014