WARRANTY DEED

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00 $112,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **31st** day of **January, 2013**

Notary Public

MY COMMISSION EXPIRES: 9/9/14
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/31/13 14:32 2 pgs
Fees:13.00 Taxes:416.25
20130131-0010288

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Omari L. Downey	Franklin Synergy Bank	14801018800
(NAME)	(NAME)	
281 Comroe Road	3301 Aspen Grove Dr., Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN, 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Abdulaziz Guler and wife Sukran Guler and Huseyin Koc and wife Nadire Koc**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Omari L. Downey, an unmarried person**, 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. 391 on the Plan of Hillbrook, Section 6, as of record in Book 4175, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Abdulaziz Guler and Huseyin Koc by Warranty Deed from Jess S. Shearin and wife, Carolyn T. Shearin, dated May 28, 1999, filed June 10, 1999, in Book 11521, page 784, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved xx property, known as 281 Comroe Road, Nashville, TN 37211

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, has 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 **31st** day of **January, 2013**

Abdulaziz Guler

Sukran Guler

Huseyin Koc

Nadire Koc

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Abdulaziz Guler and Sukran Guler and Huseyin Koc and Nadire Koc**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **January, 2013**

Notary Public

My commission expires: 8-23-16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document, tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee
County of Davidson
Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9/9/14

Notary Public

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