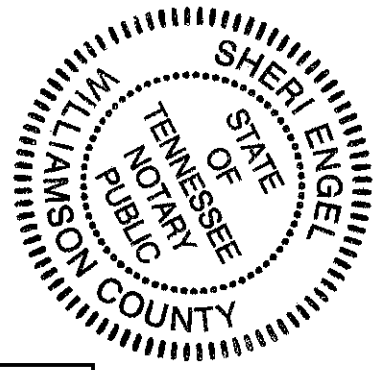


STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration for this transfer or value (whichever is greater) is 456,500.00.

Lynda J. Gilliam
Affiant

Subscribed and sworn to before me, this 11th day of February, 2013

Sheri Engel
Notary Public
My commission expires: January 11, 2016

Davidson County DEEDWARRSP
Recvd: 02/19/13 07:51 4 pgs
Fees:23.00 Taxes:1689.05
20130219-0015948

THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 503
Nashville, TN 37205

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**PARCEL ID:**
Hasan H. Sonmezturk 1101 Biltmore Dr., Unit D Nashville, TN 37204	Same	159 02 0 037.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **REB f/k/a Reb Bearden, and Christian S. Hofstetter, Administrator CTA/DBN of the Estate of Constance Sandra Bearden,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hasan H. Sonmezturk**, hereinafter referred to as Grantee, his heirs, successors and assigns, their interest in and to a certain tract or parcel of land situated in Davidson County, State of Tennessee, and more particularly described as follows:

Being Lot No. 8 on the plan of Galaxy Estates, of record in Book 4175, page 77, Register's Office for said county.

SAID lot no. 8 fronts 188.73 feet on the southerly margin of Carl Seyfert Memorial Drive and extends back 280.80 feet on the easterly line and 275.0 feet on the westerly line to a dead in line in the rear, measuring 196.60 feet thereon.

Being the same property conveyed to Constance Sandra Bearden by deed from Jack Murray Molesworth and wife Linda Molesworth by deed of record in Book 6872, Page 607, Register's Office for Davidson County, Tennessee and dated October 23, 1985. Constance Sandra Bearden having died testate and her Last Will and Testament having been duly probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) File No. 12P-1206 and Christian S. Hofstetter having been appointed Administrator CTA/DBN, and title vested in REB f/k/a Reb Bearden, as the sole beneficiary.

This deed is being executed by Christian S. Hofstetter as attorney-in-fact for REB f/k/a Reb Bearden by authority under a Limited Power of Attorney of record in Instrument No. 20130219-0015947 . (Register's Office of Davidson County, Tennessee).

This is improved property known as 1235 Carl Seyfert Memorial Dr., Brentwood, TN 37027.

This conveyance is made subject to the following:

1. 2013 taxes, prorated and assumed by Grantee.
2. All matters appearing on plan of Galaxy Estates of record in Book 4175 Page 77, Register's Office for Davidson County, Tennessee.
3. Any and all further restrictions, easements, encumbrances, and covenants of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above. With respect to grantor, Christian S. Hofstetter, Administrator CTA/DBN of the Estate of Constance Sandra Bearden, the foregoing covenant is made only in his capacity as Administrator, but not further or otherwise.

And, Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors, assigns, and representatives, against the lawful claims of all persons, whomsoever. With respect to

Grantor, Christian S. Hofstetter, Administrator CTA/DBN of the Estate of Constance Sandra Bearden, the foregoing covenant is made only in his capacity as Administator, but not further or otherwise.

WITNESS my hand this 11th day of Feb, 2013.

REB by Christian S. Hofstetter

REB f/k/a Reb Bearden by
Christan S. Hofstetter, Attorney-in-Fact

Christian S. Hofstetter

Christian S. Hofstetter Administrator CTA/DBN of the Estate of Constance Sandra Bearden

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christian S. Hofstetter, Attorney-in-Fact for REB f/k/a Reb Bearden and as the Administrator CTA/DBN of the Estate of Constance Sandra Bearden** , the within-named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 2013.

Donna E Perkins
NOTARY PUBLIC

DONNA PERKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES AUGUST 23, 2016

My commission expires: 08.23.16

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

