BILL GARRETT, Davidson County
Trans:T20130091695 DEEDWARR
Recvd: 10/25/13 09:28 2 pgs
Fees:13.00 Taxes:777.00
20131025-0111269

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2013.

Lori Buie
Notary Public

My Commission Expires: 9/21/15

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner As Follows:
Patricia Garrison
928 Percy Warner Blvd.
Nashville, TN 37205

Send Tax Bills To:
New owner

Map-Parcel Number:
129 16 0 004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KARSTEN REBNER**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PATRICIA GARRISON**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Warner Park Valley, Section I of record in Plat 3600, pages 12-14, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gungor Eryasa by Installment Deed from Ronald J. Silber and wife, Loretta B. Silber of record in Book 4367, page 882; said property then having been conveyed to Karsta Eryasa by Quitclaim Deed from Gungor Eryasa and Reau E. Folk, Jr, Trustee, of record in Book 4464, page 479, Register's Office for said County. The subject property having then been reconveyed Gungor Eryasa by Warranty Deed from Karsta Eryasa of record in Book 4856, page 193, in the Register's Office for Davidson County, Tennessee.

The said Gungor Eryasa having since died on or about October 18, 2005 and by Last Will and Testament filed for probate under as Case# 06P-443 of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, devised to the subject property Karsta Elke

Eryasa, being one and the same person as Karsta Eryasa and Karsta E. Eryasa. The said Karsta E. Eryasa subsequently died intestate on or about March 14, 2012. By Order Declaring Intestate Estate entered in Case# 12P-507 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the Estate of Karsta E. Eryaska was deemed to be Intestate and Karsten Rebner was found to be the only heir at law of Karsta E. Eryaska.

This is not the principal place of residence of the grantor or the spouse of the grantor.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of Warner Park Valley Section 1 of record in Plat Book 3600, page 12-14, in the Register's Office for Davidson County, Tennessee.

2. Terms and conditions of the Restrictive Covenants for Triangle Ranchland, Section One of record in Book 3466, page 89 as amended to change building restrictions and to make Warner Park Valley, Section 1 applicable to said restrictions by Amendment to Building Restrictions of record in Book 3534, page 128 and in Book 3577, page 511 and as amended by Amendment to Restrictions and Plat of record in Book 3701, page 465, all in the Register's Office for Davidson County, Tennessee.

3. Subject to Percy Warner Boulevard right of way.

4. Subject to the right of the Louisville and Nashville Railroad, its successors and or assigns to extend to its full charter right of way as it bounds said property.

This is improved property known as: **928 Percy Warner Blvd., Nashville, TN 37205**.

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, her heirs and assigns, forever; and we covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23rd day of October, 2013.

Karsten Rebner
By: [signature], Attorney in fact
Karsten Rebner by Erol Eryasa, Attorney-In-Fact
By Power of Attorney recorded as Instrument No.
20131025011268, Registers Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EROL ERYASA**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he is the Attorney in Fact for and is authorized by the Grantor to execute this instrument on behalf of Grantor and who further acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 23rd day of October, 2013.

CATHERINE F. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

[signature]
Notary Public

My Commission Expires: 6/21/16