BILL GARRETT, Davidson County
Trans:T20140005635 DEEDWARR
Recvd: 01/24/14 13:12 2 pgs
Fees:13.00 Taxes:3098.75
20140124-0006804

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$837,500.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2014.

Hillary Torrence
Notary Public

My commission expires: 11-28-16
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
**Gregory S. Perrone, PC, Attorney At Law**
**109 Westpark Drive, Suite 330, Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Erol K. Baycora and Leyla Baycora** | **U.S. Bank, National Association** | **157-00-0-073.00** |
| **6540 Radcliff Drive** | **3180 Rider Trail South** | |
| **Nashville, TN 37221** | **Earth City, MO 63045** | |

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, WE,

**CHRISTINE ANN PALMER AND EILEEN K. ALLEN N/K/A EILEEN CARELL NICHOLSON, CO-EXECUTORS OF THE ESTATE OF JAMES W. CARELL,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**EROL K. BAYCORA AND LEYLA BAYCORA, HUSBAND AND WIFE,**

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. 51 on the Plan of Devonshire Manor, Section One, of record in Book 5200, pages 122 and 123, amended in Book 5549, page 563, Registers Office for Davidson County, Tennessee.**

**Said Lot No. 51 begins at a point in the easterly margin of Worchester Drive, the common corner of Lots Nos. 50 and 51; thence southerly along the easterly margin of Worchester Drive, 159.75 feet to a concrete monument, the beginning of a curve; thence along said curve with a radius of 25.0 feet southeastwardly, a distance of 39.27 feet to a concrete monument in the northerly margin of Radcliff Drive; thence eastwardly along the northerly margin of Radcliff Drive, 274.0 feet; thence North 8 degrees 24'24" East, 184.74 feet to a point, the common corner of Lots Nos. 50 and 51; thence westwardly along the line between said lots 298.6 feet to the point of beginning.**

**Being the same property conveyed to JAMES W. CARELL, by Deed from S. LYLE PATTERSON AND WIFE, SHERRY O. PATTERSON, of record in Instrument No. 20070831-0105308, dated August 30, 2007, said Register's Office. The said James W. Carell having since died on or about September 8, 2013. The Will of James W. Carell of record in Docket No. P7164, Williamson County Probate Clerk's Office appoints CHRISTINE ANN PALMER AND EILEEN K. ALLEN N/K/A EILEEN CARELL NICHOLSON, CO-EXECUTORS OF THE ESTATE OF JAMES W. CARELL with power to sell.**

**Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **6540 Radcliff Drive, Nashville, TN 37221 a/k/a 6451 Worchester Drive, Nashville, TN 37221.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 23rd day of January, 2014.

Christine Ann Palmer, co-executor of the Estate of James W. Carell

**Christine Ann Palmer, Co-Executor of The Estate of James W. Carell**

Eileen K Allen n/k/a Eileen Carell Nicholson Co-Executor of The Estate of James W. Carell

**Eileen K. Allen n/k/a Eileen Carell Nicholson, Co-Executor of The Estate of James W. Carell**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Christine Ann Palmer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Co-Executor of the within named bargainor, an Estate, and that she as such Co-Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said **Christine Ann Palmer** as such Co-Executor.

Witness my hand, at office, this **23rd** day of **January, 2014.**

Hillary Torrence

**Notary Public**

**My Commission Expires:** 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Eileen K. Allen n/k/a Eileen Carell Nicholson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Co-Executor of the within named bargainor, an Estate, and that she as such Co-Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said **Eileen K. Allen n/k/a Eileen Carell Nicholson** as such Co-Executor.

Witness my hand, at office, this **23rd** day of **January, 2014.**

Hillary Torrence

**Notary Public**

**My Commission Expires:** 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY