#8260

NEW OWNER:
JIYAYI SULEYMAN
532 Bonerwood Ct.
Nashville TN 37211

SEND TAX BILLS TO:
NEW OWNER
Waterstone Mortgage Corp
N25 W23255 Paul Rd.
Pewaukee, WI
53072

Map & Parcel No.:
14710020700

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-0431

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140035341 DEEDWARR
Recvd: 05/21/14 09:14 3 pgs
Fees:18.00 Taxes:573.50
20140521-0043605

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-Five Thousand and 00/100 Dollars ($155,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DEBORAH S. WORSTER, TRUSTEE OF THE FLEENOR FAMILY IRREVOCABLE TRUST AGREEMENT DATED MARCH 20, 2014** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JIYAYI SULEYMAN**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 41 on the Plan of Section II of Parkview Estates, as shown on the plat of the same of record in Book 3700, Page 87, as amended in Book 9871, Page 520, both in the Register's Office for Davidson County, Tennessee, to which plat and amendment specific reference is hereby made for a more particular description of said property. Said Lot No. 41 fronts 46.24 feet on the westerly side of Bonerwood Court and extends back 149.69 feet on the northerly line and 175.54 feet on the southerly line, which is a broken line, to a dead line in the rear, which is a broken line, on which it measures 137.4 feet.

Being the same property conveyed to DEBORAH S. WORSTER, TRUSTEE OF THE FLEENOR FAMILY IRREVOCABLE TRUST, by Quitclaim Deed from GERALDINE P. TAYLOR, AS SUCCESSOR TRUSTEE OF THE LUTHER E. AND GERALDINE P. TAYLOR REVOCABLE TRUST AGREEMENT DATED DECEMBER 10, 1998, dated May 19, 2014, and of record in Instrument 20140521-0043604, in the Register's Office for

Davidson County, Tennessee. Also being the same property conveyed to THE LUTHER E. TAYLOR AND GERALDINE P. TAYLOR REVOCABLE TRUST DATED DECEMBER 10, 1998, LUTHER E. AND GERALDINE P. TAYLOR, TRUSTEES, OR THEIR SUCCESSORS IN TRUST AND ANY AMENDMENTS THERETO by Quitclaim Deed from Luther E. Taylor and Geraldine P. Taylor, dated March 15, 2001, and of record in Instrument No. 20010319-0025665, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Quitclaim Deed, of record in Book 4723, Page 882 and Deed, of record in Book 4283, Page 793, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **532 BONERWOOD COURT, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3700, Page 87, as amended in Plat Book 9871, Page 520, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 19th day of May, 2014.

Deborah S. Worster, Trustee

THE FLEENOR FAMILY IRREVOCABLE TRUST AGREEMENT DATED MARCH 20, 2014
BY: DEBORAH S. WORSTER, TRUSTEE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DEBORAH S. WORSTER, TRUSTEE OF THE FLEENOR FAMILY IRREVOCABLE TRUST AGREEMENT DATED MARCH 20, 2014**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of May, 2014.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$155,000.00**.

AFFIANT

Sworn to and subscribed to before me this 19th day of May, 2014.

NOTARY PUBLIC

My commission expires: _____

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017