1/ Gsrm
Box 44

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,000.00

Affiant

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-22-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Erdem Erdemir and Aysu Erdemir, husband and wife	BOKF, NA DBA Bank of Texas	
(NAME)	(NAME) 7060 South Yale	131 01 ON 004.00
2243B Castleman Drive		
(ADDRESS)	(ADDRESS) Tulas, OK 74136	
Nashville 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Fifty-Six Thousand And No/100 Dollars ($456,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Andre J. Mouledoux, Jr and wife Jessica H. Mouledoux**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Erdem Erdemir and Aysu Erdemir, 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 part of Lot No. 56 on the plan of B.N. Stammer Subdivision of record in Book 1424, Page 23, Register's Office for Davidson County, Tennessee, and being more specifically described as #2243B on Exhibit A to the First Amendment to Declaration of Covenants, Conditions and Restrictions for Castleman Drive Townhomes of record in instrument No. 20090728-0070527, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andre J. Mouledoux, Jr. and wife, Jessica H. Mouledoux by Warranty Deed from Castleman Drive Partners, a Tennessee general partnership dated June 30, 2010 of record in Instrument No. 20100702-0051991, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140046999 DEEDWARR
Recvd: 07/01/14 15:54 2 pgs
Fees:13.00 Taxes:1687.20
20140701-0057923

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.

This is improved property, known as 2243B Castleman Drive, Nashville, TN 37215

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 30th day of June, 2014.

Andre J. Mouledoux, Jr

Jessica H. Mouledoux

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andre J. Mouledoux, Jr. and wife, Jessica H. Mouledoux, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2014.

Notary Public

My Commission Expires: Jan 9, 2018

(SEAL)

