WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-14-2211

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edie Sutter	**Same as New Owner**	
(NAME) **1413 Timberwood Drive**	(NAME)	**104100D00700CO**
(ADDRESS) **Columbia, TN 38401**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **NURI OZDEN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EDIE SUTTER, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 8A, together with the appurtenant interest in the common elements of Westview Park Condominium horizontal property regime established by Master Deed, of record in Book 6522, Page 493, as amended at Instrument No. 20110614-0045523, as corrected at Instrument No. 20120224-0016299, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 8 on the plan of record in Plat Book 6250, Page 388, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nuri Ozden by Warranty Deed from Peter N. Hamilton, recorded on the 27th day of December, 2005 in Instrument No. 20051227-0154252, in the Register's Office of Davidson County, Tennessee.

The above referenced property has never been the principal marital residence of Nuri Ozden and wife, Tuba Ozden.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTVIEW PARK CONDOMINIUM, as recorded in Plat Book 6250, Page(s) 388, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1759, Page 605 and Book 1914, Page 528, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 6271, Page 385 amended in Book 7046, Page 560, Register's Office for Davidson County, Tennessee.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTVIEW PARK CONDOMINIUM of record in Book 6522, Page 493, as amended by instrument(s) of record in Instrument No. 20110614-0045523, as corrected at Instrument No. 20120224-0016299; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Agreement to Maintain recorded in Book 6099, Page 925, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **2211 Westview Drive, Nashville, Tennessee 37212**.

BILL GARRETT, Davidson County
Trans: T20140084267 DEEDWARR
Recvd: 11/07/14 11:11 2 pgs
Fees: 13.00 Taxes: 1106.30
20141107-0103030

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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 GRANTEE(S), 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 the 31st DAY OF OCTOBER, 2014.

Nuri Ozden by John Gleaves, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NURI OZDEN, and who acknowledged he/she/they executed the same as the free act and deed of the said NURI OZDEN.

Witness my hand and official seal, this the 31st of October, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212