THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 12/19/14 14:24 3 pgs
Fees:18.00 Taxes:1091.50
20141219-0116462

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Ashley Reiss
Affiant

Subscribed and sworn to before me as of the 18th day of December, 2014.

Notary Public

My Commission Expires: 6-5-16

DONNA MOBLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Jennifer Barut & Ugur Barut 2716 Rosedale Place Nashville, TN 37211	Suntrust Mortgage, Inc. 1001 Semmes Ave. RVW 5093 Richmond, VA 23224	118-03-0-111.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Adex Partners, Tennessee General Partnership**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Jennifer Barut and Ugur Barut, wife and husband,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Phase One, Rosedale Place of record in Plat Book 11190, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul E. Cook and Michael B. McKee, as tenants in common with full right of survivorship by Special Warranty Deed from The Bank of New York Mellon f/k/a the Bank of New York, as successor-in-interest to JP Morgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities, Bear Stearns ALT-A Trust, Mortgage Pass-through certificates Series 2006-1 of record in Instrument No. 20120927-0088292 Register's Office for Davidson County, Tennessee, dated September 25, 2012 and recorded on September 27, 2012.

Being the same property conveyed to Adex Partners, a Tennessee General Partnership, by Quit Claim Deed from Paul E. Cook and Michael B. McKee of record in Instrument No. 20141215-0114342 Register's Office for Davidson County, Tennessee, dated December 10, 2014 and recorded on December 15, 2014.

Being known as improved property located at 2716 Rosedale Place Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 11190, Page 03, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds itself, its successor and/or assigns to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their name to be affixed hereto as of the 18th day of December, 2014.

Adex Partners, a Tennessee General Partnership

By: _____
Michael B. McKee, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Michael B. McKee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner and the authorized signatory of Adex Partners, a Tennessee general partnership, the within named bargainor, and that he in such capacity, and on behalf of the said partnership, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself in such capacity as its general partner and authorized signatory.

Witness my hand and official seal in Nashville, Tennessee, this 18th day of December, 2014

_____
Notary Public

My Commission Expires: 3/7/17

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

