(2)

BILL GARRETT, Davidson County
Trans:T20140095950 DEEDWARR
Recvd: 12/23/14 11:23 3 pgs
Fees:18.00 Taxes:832.50
20141223-0117348

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

W & I Ref: (DKM) Title No.: 57052

Dav. Co. File: Box 8 .

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gregory S. Rush Jennifer C. Rush 7995 Boone Trace Nashville, TN 37221	new owner

TAX MAP PARCEL NUMBERS: 126150A12900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gursel Sen**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory S. Rush and Jennifer C. Rush, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Boone Trace at Biltmore, Section Three, of record in Book 9700, Pages 758 and 759, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elif Sen, an unmarried woman, and Erdal Sen, a married man, by Warranty Deed from Dena D. Mays, an unmarried woman, dated August 15, 2007, recorded August 17, 2007 in Instrument No. 20070817-0098675, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Gursel Sen by Quitclaim Deed from Elif Sen and Erdal Sen, dated September 13, 2007, recorded September 13, 2007 in Instrument No. 20070913-0109975, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, pages 758 and 759, said Register's Office, which Plan shows a 30, foot minimum building setback line from Boone Trace and a 60 foot rear setback line, a 20 foot waterline along the front line of said lot; the rear portion of said lot is within a 100 year flood plain; and The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010717-0075902, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Gursel Sen by Sally Sumer pursuant to a Power of Attorney executed by her/him/them on the _____ day of _____, 2014, of record in Instrument No. 20141223-0117347, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 7994 Boone Trace, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of December, 2014.

Gursel Sen
Gursel Sen

By: Sally Sumer, Attorney in Fact
By: Sally Sumer, Atty in Fact

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Sally Sumer** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Gursel Sen**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 2014.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of _____

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Sworn and subscribed before me this 15th day of December, 2014

Notary

My Commission Expires: 3-6-18

JAQUELINE GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

To
Warranty Deed

FROM: Gursel Sen

TO: Gregory S. Rush and Jennifer C. Rush

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Sally Sumer
Sally Sumer, Affiant

Sworn to and subscribed before me this 12th day of December, 2014

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017