STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $140,350.00.

Mandy Kubek
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of December, 2015.

LaTrece McAdoo
NOTARY PUBLIC

My commission expires:_____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067

File#10235

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150108760 DEEDWARR
Recvd: 12/28/15 09:03 2 pgs
Fees:13.00 Taxes:519.30
20151228-0129550

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Beybin Salman	Fifth Third Mortgage Co.	12009008400
(NAME)	(NAME)	
507 Dunailie Drive	5050 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Cincinnati, OH 45227	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Herbert Celada, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Beybin Salman,*** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

*married

Land in Davidson County, Tennessee, being Lot No. 5A48 on the Plan of Glengary Park, Section "Five A," of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 5A48 fronts 90 feet on the northwesterly margin of Dunailie Drive and extends back 153 feet on the northeasterly line and 154.6 feet on the southwesterly line to a line in the rear, measuring 95.2 feet thereon.

Being the same property conveyed to Herbert Celada, unmarried by deed from James B. Fowlkes and wife, Nellie Fowlkes, of record in Instrument No. 20051109-0135734, Register's Office of Davidson County, Tennessee.

2016 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 507 Dunailie Drive, Nashville, TN 37217

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), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and

private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of December, 2015.

Herbert Celada

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Herbert Celada, the herein bargainor, 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, this the 15th day of December, 2015.

Notary Public
My Commission Expires: 3-27-18



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122