This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1378**

BILL GARRETT, Davidson County
Trans:T20160001873 DEEDWARR
Recvd: 01/08/16 11:23 2 pgs
Fees:13.00 Taxes:760.35
20160108-0002100

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/31/2015**, by and between **Benjamin Stranahan**, parties of the first part, and **Kovan Murat and Kner Sidqi Sadiq, Husband and Wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of October Woods, Phase One, Section Two, of record in Plat Book 7900 page 909, and amended in Book 9700 pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Benjamin Stranahan by Quitclaim Deed from Marie Catherine Stranahan dated 07/29/2013, of record in Instrument No. 20130729-0078589, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **183 5A 5CO**
☒ Improved **3504 Pinwheel Dr, Antioch, TN 37013**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Benjamin Stranahan

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Benjamin Stranahan** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 31st day of December, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

****

Owner's Name: **Kovan Murat**

and Address: **3504 Pinwheel Dr, Antioch, TN 37013**

Mail tax bills to

SWBC Mortgage Corporation, ISAOA
9311 San Pedro Suite 100
San Antonio, TX 78216

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$205,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 31st day of December, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.