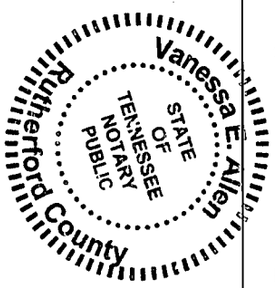
WARRANTY DEED

File #2016010046



BILL GARRETT, Davidson County
Trans:T20160007582 DEEDWARR
Recvd: 01/28/16 12:51 3 pgs
Fees:18.00 Taxes:592.00



20160128-0008404

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hakan Dilsiz Iching Chu	American Financial Resources,	64-16-D-80
(NAME) 1896 Brookmeadow Lane	(NAME) 9 Sylvan Way	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Parsippany, NJ 07054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Tafadzwa Weston Mudambanuki and Ever V Mudambanuki,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hakan Dilsiz and Iching Chu, Husband and Wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 199, on the plan of Section Two Truxton Park, as the same appears of record in Instrument No. 20010515-0049898, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Tafadzwa Weston Mudambanuki and wife, Ever V Mudambanuki by deed from Lisa Allison-Hill, married, dated 09/15/2004, of record in Instrument No. 20040922-0113735, said Register's Office.

This conveyance is subject to: Taxes for the year 2016, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20010515-0049898, said Register's Office.; Easement for Ingress/Egress as of record in Book 5699, Page 537, said Register's Office.; Limited Power of Attorney as of record in Instrument No. 20040922-0113736, said Register's Office.; Stormwater Detention Agreement as of record in Instrument No. 20000824-0083612, said Register's Office.; Charter as of record in Instrument No. 20001101-0108603, said Register's Office.; Utility easement to Cumberland Utility District as of record in Book 4910, Page 838, said Register's Office.; Quitclaim Deed to Homeowner's Association as of record in Instrument No. 20050311-0027267, said Register's Office.; Declaration of Covenants as of record in Instrument No. 20001030-0107559; supplemented in Instrument No. 20010522-0052910, said Register's Office.; By-Laws as of record in Instrument No. 20001101-0108604, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **1829 Brookmeadow Ct., Hermitage,TN,37076**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 26th day of January, 2016.

Ever V. Mudambanuki

STATE OF KANSAS

COUNTY OF SEDGWICK

Before me, the undersigned Notary Public, personally appeared Ever B. Mudambanuki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of January, 2016.

Commission expires:

NOTARY PUBLIC - State of Kansas
JENNY HERNANDEZ LOPEZ
My Appt. Expires 1/18/18

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

Witness our hands this 26th day of January, 2016.

Tafadzwa Weston Mudambanuki

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Tafadzwa Weston Mudambanuki with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of January, 2016.

Commission expires: 8/18/18

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public