THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
HAKAN DILSIZ
1901 Brookmeadow Court
Hermitage, TN 37076

MORTGAGEE
American Financial Resources, Inc.
9 Sylvan Way
Parsippany, NJ 07054

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 064 16 0D
PARCEL 066.00 CO

BILL GARRETT, Davidson County
Trans:T20160008836 DEEDWARR
Recvd: 02/02/16 10:08 2 pgs
Fees:13.00 Taxes:629.00
20160202-0009934

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michelle F. French and husband Timothy Wayne French,** 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:

Land in DAVIDSON County, Tennessee, being Lot No. 180 on the plan of SECTION TWO TRUXTON PARK, of record in Instrument No. 20010515-0049898, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MICHELLE F. FRENCH by Quitclaim Deed from ELLEN R. KLEIMAN, dated 08/05/2013 of record Instrument No. 20130816-0086201, Register's Office for Davidson County, Tennessee.
Timothy Wayne French herein joins to convey any and all rights and interests he may have if any.
Timothy Wayne French executed this instrument on behalf of Michelle French pursuant to a Power of Attorney of record in Book 1675, Page 799, Register's Office for Wilson County, Tennessee.
Michelle F. French is one and the same Michelle French.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Protective Covenants, Conditions, and Restrictions for TRUXTON PARK, of record in Instrument No. 20001030-0107559 and first supplement in Instrument No. 20010522-0052910, HOA By-Laws of TRUXTON PARK Homeowners' Association, Inc. of record in Instrument No. 20001101-0108604, HOA Charter of TRUXTON PARK Homeowner's Association, Inc. of record in Instrument No. 20001101-0108603, Grant of Easement conveyed First Suburban Water Utility District (Cumberland Utility District) of record in Book 4910, Page 838, Subject to Ingress and Egress Easement described on Exhibit "A" within Deed of record in Book 5699, Page 535, Quitclaim Deed to TRUXTON PARK Homeowner's Association, Inc. for open space of record in Instrument No. 20050311-0027267, easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20010515-0049898, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This is improved property known as **1901 Brookmeadow Court Hermitage, TN 37076.**

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 27th day of January, 2016.

Michelle F. French
Michelle F. French
By: by Timothy Wayne French Attorney -In Fact
Timothy Wayne French
Attorney in Fact

Timothy Wayne French
Timothy Wayne French

STATE OF TENNESSEE
COUNTY OF WILSON

On this 27th day of January, 2016, before me personally appeared Timothy Wayne French, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained on behalf of Michelle French, and who acknowledged that he executed the same as the free act and deed of Michelle French.

Witness my hand and official seal this 27th day of January, 2016.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Timothy Wayne French, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 27th day of January, 2016.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of January, 2016.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20