WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160064993 DEEDWARR
Recvd: 07/28/16 11:54 2 pgs
Fees: 13.00 Taxes: 1591.00
20160728-0077794

NICK CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2019

File No.: AGL-16-714-CLOSE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-08-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Evans	NEW OWNER	102-12-0-100.00
(NAME)	(NAME)	
714 SUMMERLY DRIVE		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **YILMAZ ERYASA**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARK EVANS**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 277, SECTION 11, HILLWOOD ESTATES, as shown on plat of record in Plat Book 2663, Page 38, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Final Decree (Divorce) recorded in Deed Book 5176, Page 697 and Warranty Deed from Ben R. Murphy and wife, Carol T. Murphy to Yilmaz Eryasa and wife, Wanda Case Eryasa as recorded on the 5th day of October, 1972 in Deed Book 4643, Page 886, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 714 SUMMERLY DRIVE, Nashville, TN 37209
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 25th day of July, 2016.

Yilmaz Eryasa

BY: _____
EROL ERYASA, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of July, 2016, before me personally appeared EROL ERYASA to me known (or proved to me on the basis of satisfactory evidence) to be the Attorney-in-Fact who executed the foregoing instrument on behalf of YILMAZ ERYASA and who acknowledged he/she/they executed the same as the free act and deed of the said YILMAZ ERYASA.

Witness my hand and official seal, this the 25th day of July, 2016.

_____
Notary Public
My Commission Expires: 7-08-2019



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171