6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170000142 DEEDWARR
Recvd: 01/03/17 10:01 2 pgs
Fees:13.00 Taxes:999.00
20170103-0000149

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this the 29 th day of December, 2016.

Notary Public

My commission expires: 11/5/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alper F. Ozler	Mortgage Research Center, LLC dba Veterans United Home Loans	Map 090-15-0 Parcel 102.00
618 Comet Drive	3212 Lemone Industrial Blvd., Ste A	
Nashville, Tennessee 37209	Columbia, MO 65201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Barzan Hawramy and Azhim Hawramy, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alper F. Ozler, married man

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. 1055 on the Plan of Charlotte Park, Section 14, of record in Book 3300, Pages 29 and 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 1055 fronts 86 feet on the northerly side of Comet Drive and runs back between lines 163.1 feet on the easterly line and 179.9 feet on the westerly side, which is a broken line, to a line in the rear on which it measures 20 feet.

Being the same property conveyed to Barzan Hawramy and Azhin Hawramy, husband and wife, by Deed dated March 14, 2014 from Charles Edward Moss and wife, Patsy Moss, of record in Instrument No. 20140321-0023475, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 3300, Pages 29 and 30, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **618 Comet Drive, Nashville, Tennessee 37209**

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 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 my/our hand(s) this 29 **th** day of **December, 2016.**

Barzan Hawramy

Azhim Hawramy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Barzan Hawramy and Azhim Hawramy,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 **th** day of **December, 2016.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.