BILL GARRETT, Davidson County
Trans:T20170005836 DEEDWARR
Recvd: 01/20/17 12:49 2 pgs
Fees:13.00 Taxes:943.50
20170120-0006565

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Michael T. Corwin & Kimberly B. Corwin
1129 Riverbirch Way
Hermitage, TN 37076-3563

**SEND TAX BILL TO:**
New Owner or

**MAP/PARCEL 097-02-0A-028.00-CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Muzaffer Unluel, a single person,** has this day bargained and sold, and does hereby transfer and convey unto **Michael T. Corwin and Kimberly B. Corwin, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Final Plat of Villages of Riverwood, Phase One, Section One, Revision One of record in Plat at Instrument No. 20080723-0075577, and a Surveyor' s Certificate of Correction of record in Instrument No. 20081105-0110185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Muzaffer Unluel by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20110520-0038573 Register's Office for Davidson County, Tennessee, dated May 18, 2011 and recorded on May 20, 2011.**

This is improved/unimproved property known as: **1129 Riverbirch Way, Hermitage, Tennessee 37076-3563**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 2017 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

matters shown on the plat of record in instrument No.20081105-0110185, and restrictions in Instrument No.20080408-0035557, amended in Instrument No. 20110427-0032201 and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**POSSESSION:** Possession to be given with delivery of deed.

**WITNESS MY HAND** on this the 17th day of January, 2017.

**Muzaffer Unluel**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Muzaffer Unluel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17th day of January, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $255,000.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY