This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd. Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 02/13/17 14:47 2 pgs
Fees:13.00 Taxes:647.13
20170213-0014986

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of February, 2017, by and between Duke Ballard LLC, party of the first part, and Mehmet Huseyin Sugut, party of the second part.

WITNESS: That for and in consideration of One Hundred Seventy Four Thousand Nine Hundred and no/100 Dollars ($174,900.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Sherwood Forest Subdivision, Section 1, as of record in Book 4175, Page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Duke Ballard LLC by virtue of that certain Warranty Deed dated August 30, 2016, and being of record at Instrument No. 20160906-0093455 in the amount of $90,000.00 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property was not their primary residence, and has been used for investment purposes only.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable, subject to Restrictions of record at Book 4465, Page 184, and Book 4482, Page 427; 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), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Paul Kazanofski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Paul Kazanofski, Registered Agent for Duke Ballard LLC, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of February, 2017.

Notary Public

My Commission Expires: Sept 6, 2020

AMBER THARP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Mehmet Huseyin Sugut 4808 Big Horn Drive Old Hickory, TN 37138
Tax Parcel No	06513001200
Property Address:	4808 Big Horn Dr. Old Hickory, TN 37138
MAIL TAX BILLS TO:	Owner at Property Address

Firm File #: 20170172

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $174,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of February, 2017.

Notary Public

My Commission Expires: 9-1018

ASHLEE D PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/23/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-23-2019