BILL GARRETT, Davidson County
Trans:T20170024157 DEEDWARR
Recvd: 03/22/17 09:34 2 pgs
Fees:13.00 Taxes:6105.00
20170322-0027825

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,650,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of March, 2017.

Notary Public

My commission expires: 9.30.19

(AFFIX SEAL)

KIMBERLY M. BELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ALP Ikizler	**Bank of Nashville**	117-09-0J-002.00 CO
3611 Hilldale Drive	**1033 Demonbreun St., Ste. 200**	
Nashville, TN 37215	**Nashville, TN 37203**	

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

James Halloran and Kevin McGinn

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

Alp Ikizler and Mine Ikizler, 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 Unit No. 2 on the Horizontal Property Regime for Hilldale Townhomes, Inc., as recorded in the Master Declaration of Covenants, Conditions and Restrictions for Hilldale Townhomes, Inc., of record in Instrument No. 201411100103815 and First Amendment of record at Instrument No. 20141113-0104855, Second Amendment of record in Instrument No. 20150901-0088654, and Third Amendment of record in Instrument No. 20170124-0007523, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to KEVIN MCGINN and JAMES HALLORAN, by deed from DAKOTA AVENUE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150819-0083422, dated August 18, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **3611 Hilldale Drive, Nashville, TN 37215**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 20th day of March, 2017.

James Halloran

Kevin McGinn

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James Halloran and Kevin McGinn**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **March, 2017.**

Notary Public

My Commission Expires: 9·30·19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY