STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $670,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2017.

Notary Public

My commission expires: 9-7-2020

LARA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

(Notary Stamp)

BILL GARRETT, Davidson County
Trans:T20170026281 DEEDWARR
Recvd: 03/29/17 09:40 2 pgs
Fees:13.00 Taxes:2479.00
20170329-0030362

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Armagan Ata Erbesler	Renasant Bank	104-05-0C-003.00-CO
3513 Richland Avenue	2001 Park Place N. Ste 150	
Nashville, TN 37205	Birmingham AL 35203	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

David T. McBride and Ashley McBride, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Armagan Ata Erbesler, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 3 of Richland Square Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Richland Square Condominium of record in Book 7785, Page 919, as amended and restated in Book 11595, Page 937, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

BEING the same property conveyed to David T. McBride and Ashley McBride, husband and wife by Warranty deed from Elizabeth Pryse McCrary and William W. McCrary, IV, wife and husband of record in Instrument No. 20140822-0076740 Register's Office for Davidson County, Tennessee, dated August 20, 2014 and recorded on August 22, 2014 and Scriveners Affidavit recorded on September 11, 2014, of record in Instrument No. 20140911-0083360.

This is improved property known as **3513 Richland Avenue, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on under the Master Deed establishing Richland Square Condominium of record in Book 7785, Page 919, as amended and restated in Book 11595, Page 937, of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of March, 2017.

David T. McBride by Ashley McBride
Attorney in fact by Ashley McBride attorney in fact

Ashley McBride

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public personally appeared **Ashley McBride** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Attorney-in-Fact for **David T. McBride** and being authorized to do so, did execute this instrument on his behalf by virtue of power of attorney.

Witness my hand and official seal this 23 day of March, 2017.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Ashley McBride** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23 day of March, 2017.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 317066