RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170310

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170028362 DEEDWARR
Recvd: 04/04/17 12:48 2 pgs
Fees: 13.00 Taxes: 647.50
20170404-0032909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Sarah E. Brown
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2017.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EYUP BAZAN 417 Scotts Creek Trail Hermitage , TN 37076	Same address as new owner	075 12 0A 118.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Five Thousand and 00/100 Dollars ($175,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, Austin David Hite, an unmarried person, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EYUP BAZAN, A SINGLE MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lot 82, Greer Meadows at Cedar Creek Section 3, Phase 1, as shown on plat of record in Instrument No. 20010920-0101748 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Austin David Hite, an unmarried person, by Special Warranty Deed from The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificate holders of the CWABS, Inc. Asset-Backed Certificates, Series 2006-13, dated 12/16/2014, recorded 3/12/2015, of record in Instrument #20150312-0021055, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 417 Scotts Creek Trail, Hermitage , TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of March, 2017.

AUSTIN DAVID HITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Austin David Hite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of March, 2017.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017

