Warranty Deed

BILL GARRETT, Davidson County
Trans:T20170031250 DEEDWARR
Recvd: 04/13/17 11:31 2 pgs
Fees:13.00 Taxes:1147.00
20170413-0036232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of April, 2017.

Notary Public

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Erol Ozan Saundra Ozan	SAME	
2000 Benjamin Street		083-06-0-171.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER JOYNER, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EROL OZAN AND SAUNDRA OZAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the West half of Lot No. 4 on the Plan of Sneed and Hamilton's Resubdivision of certain Lots in Brownsville of record in Plat Book 161, Page 149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 4 fronts 50 feet on the Southerly side of Locke Street, now Benjamin Avenue (Street)", and runs back between parallel lines, with the Easterly margin of Scott Avenue to the Northerly margin of an alley.

Being the same property conveyed to Hazel S. Clark Wall by Quitclaim deed from DeAnna Clark, unmarried of record in Instrument No. 20020403-0040256 Register's Office for Davidson County, Tennessee, dated March 25, 2002 and recorded on April 03, 2002.

Being the same property conveyed to Jennifer Joyner, a married woman by Warranty deed from DeAnna Lynn Clark nka DeAnna Clark Gibbs, Executrix to the estate of Hazel S. Clark Wall, deceased of record in Instrument No. 20161214-0131330 Register's Office for Davidson County, Tennessee, dated December 12, 2016 and recorded on December 14, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2000 Benjamin Street, Nashville, TN 37206.

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/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of April, 2017.

Jennifer Joyner by William Maughan Joyner, Jr., Attorney in Fact

STATE OF Alabama
COUNTY OF Madison

On this 11th day of April, 2017, before me personally appeared William Maughan Joyner, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer Joyner, as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Jennifer Joyner.

Witness my hand and seal this 11th day of April, 2017.

Samantha Chappell
Notary Public

My Commission Expires:

STATE OF ALABAMA NOTARY PUBLIC

SAMANTHA CHAPPELL
My Commission Expires
November 4, 2020