BILL GARRETT, Davidson County
Trans:T20170046361 DEEDWARR
Recvd: 06/01/17 10:26 2 pgs
Fees:13.00 Taxes:203.50
20170601-0054354

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $55,000.00. Affiant Subscribed and sworn to before me, this 26th day of May, 2017. Notary Public My commission expires: 3-6-18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Filiz Bozkurt	Filiz Bozkurt	071-05-0-060.00
206 Oxford Dr	206 Oxford Dr	
Franklin, TN 37064	Franklin, TN 37064	

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, I,

Sandra Booker, Conservator for Annie B. Tucker

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

Filiz Bozkurt

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

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of E. T. Browns Subdivision of Parts of Lots 9 & 10 of Brooklyn of record in Plat Book 332, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Sandy G. Tucker III and wife, Annie B. Tucker by Warranty deed from Dorian E. Clark, unmarried of record in Book 5164, page 936 Register's Office for Davidson County, Tennessee, dated June 27, 1977 and recorded on June 29, 1977.

Further being the same property conveyed to Annie B. Tucker by Quitclaim deed from Sandy Gant Tucker (also known as Sandy G. Tucker III) of record in Instrument No. 20091214-0113902 Register's Office for Davidson County, Tennessee, dated November 28, 2009 and recorded on December 14, 2009.

The said Annie B. Tucker being the subject of Conservatorship of record in Case No. 17P172, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) with said property being subject of an Order to sell thereunder.

This is ☐ improved ☐ unimproved property known as **511 Haynes Street, Nashville, TN 37207.**

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. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan 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 26th day of May, 2017.

Sandra Booker

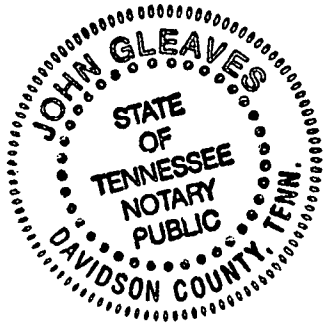
Sandra Booker, Conservator for Annie B. Tucker

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Sandra Booker**, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she as **Conservator for Annie B. Tucker** executed the within instrument for the purposes therein contained by signing in his/her capacity as Conservator.

Witness my hand and official seal this 26th day of May, 2017.

Notary Public
My Commission Expires: ~~05/20/2019~~ 3-6-18



SolomonParks File No. 417056