Bill Garrett Davidson County
Batch# 17550 DEEDWARR
10/24/2017 02:15:30 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20171024-0109020

WARRANTY DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. TE0003430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Ana Maria Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2017.

Jodi Jackson
Notary Public

MY COMMISSION EXPIRES: 7-26-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahmet Cakir and Lauren Alyssa Duke	InterLinc Mortgage Services, LLC	083-07-0-276.00
(NAME)	(NAME)	
407 Rosebank Ave	10613 W. Sam Houston Pkwy. N. Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	Houston TX 77064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Hearthstone Global, LLC,** a Texas limited liability company HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ahmet Cakir and Lauren Alyssa Duke, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 9 and the west 16 feet front and 18.8 feet rear of Lot Number 10 on the Map of Roselawn, as of record in book 2133, page 1, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the south margin of Rosebank Avenue 16 feet east of the common corner of Lots Nos. 9 and 10; thence with the margin of said Avenue, westerly 112 feet to a point at the beginning of a curve; thence around said curve southwesterly 39.3 feet to a point in the easterly margin of Beechmont Place; thence along the margin of the same, around a slight curve, southerly 115.8 feet to the corner of Lot No. 13; thence with the line between Lots Nos, 9 and 13, northeasterly 105.8 feet to the corner of Lot No. 10; thence with the line between Lots Nos. 10 and 13, southeasterly 18.8 feet to a point, being the southwesterly corner of the property conveyed to Robert H. Anderson and wife by deed from Barry-Crockrill Company, of record in Book 2144, page 215; said Register's Office; thence along Anderson's west line, northerly 102.7 feet to the point of beginning.

Being a portion of the property conveyed to Hearthstone Global, LLC by Warranty Deed from Paul Hrabosky, recorded May 2, 2017 as Instrument No. 20170502-0042863, in the Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 407 Rosebank Ave, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that 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 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 hand this 20th day of October, 2017.

Hearthstone Global, LLC

By: Timothy Drisdelle, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Timothy Drisdelle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Manager of Hearthstone Global, LLC, a Texas LLC, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Manager.

Witness my hand this 20th day of October, 2017.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

PUBLIC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-26-2019