WARRANTY DEED

File #2017121468

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zirevan Suleyman	New Owner	172-12-B/322CO
(NAME) 417 Dunaille Dr.	(NAME) 417 Dunaille Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 45273 DEEDWARR
01/08/2018 11:05:27 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20180108-0002196

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/WE, **Jason Kleve, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zirevan Suleyman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 537, on the plan of Section Thirteen Bradford Hills, as the same appears of record in Plat Book 7900, Page 6 as amended in Plat Book 7900, Page 661, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Jason Kleve, unmarried by Warranty Deed from Michael Olson, an unmarried man, dated 08/31/2017, of record in Instrument No. 20170901-0090167, said Register's Office.

This conveyance is subject to: Taxes for the year 2018, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 7900, Page 6 and as amended in Plat Book 7900, Page 661, said Register's Office.; PUD Boundary Bradford Hills as of record in Plat Book 7900, Page 6, said Register's Office.; Water Easement as of record in Book 8377, Page 769, said Register's Office.; Sewer Easement as of record in Book 8377, Page 808, said Register's Office.; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage in Book 7690, Page 260, said Register's Office.; Homeowners Association Charter as of record in Book 8071, Page 520, said Register's Office.; Quitclaim Deed for Open Space and Common area as of record in Book 9779, Page 672, said Register's Office.; By-Laws as of record in Book 8071, Page 531, said Register's Office.; Declaration of Covenants as of record in Book 8069, Page 170 and in Book 9227, Page 681, Book 8074, Page 269, Book 8522, Page 853, said Register's Office.

unimproved ☒
This is improved ☐ property, known as **3456 Cobble St., Nashville,TN,37211**

(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 our hands this 4th day of January, 2018.

Jason Kleve

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Jason Kleve, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of January, 2018.

Commission expires:

8/18/18

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128