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THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

#1293 Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

Bill Garrett Davidson County
Batch# 67747 DEEDWARR
03/12/2018 11:03:05 AM 2 pgs
Fees: $13.00 Taxes: $1,211.75
20180312-0023050

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dilgish Sadik Tayar and Penar K. Shemssulldin 641 Sugar Mill Drive Nashville, Tennessee 37211	New Owner	181-01-OB-078.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MATTHEW ISAAC HUFF AND MEGAN M. HUFF, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **DILGISH SADIK TAYAR AND PENAR K. SHEMSSULLDIN, ~~HUSBAND AND WIFE~~,*** DTPS hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

* both unmarried, as joint tenants

Land in Davidson County, Tennessee being Lot No. 161 on the Plan of Section Two Addition to Sugar Valley, a Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, Register's Office: for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Matthew Isaac Huff and Megan M. Huff, husband and wife, by Warranty Deed from Christine Adcock and husband, Len Adcock, of record on July 12, 2011, at Instrument No. 20110712-0053309, Davidson County Register of Deeds.

This property is commonly known as **641 Sugar Mill Drive, Nashville, TN 37211**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 9 day of **March, 2018**:

Matthew Isaac Huff

Megan M. Huff

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MATTHEW ISAAC HUFF AND MEGAN M. HUFF**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of March, 2018.

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $327,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9 DAY OF MARCH, 2018:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON