WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153996 **DEEDWARR**
10/25/2018 10:04:34 AM 2 pgs
Fees: $13.00 Taxes: $875.05

20181025-0105716

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: May 17, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hakan Dilsiz	American Internet Mortgage Inc	064160D18600CO
(NAME)	(NAME)	
4830 Rainer Drive	PO Box 961292	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Fort Worth, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Patricia L. Hamilton and David Joseph Hamilton, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Hakan Dilsiz, a married man**, hereinafter called the GRANTEE(S), his 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 Lot 324 on the Plan of Section Four, Truxton Park, of record in Plat at Instrument No. 20020528-0064435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James R. McCavanagh and Patricia L. McCavanagh, husband and wife by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated January 27, 2003 and recorded February 5, 2003 of record in Instrument No. 20030205-0016261, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia L. McCavanagh, a single woman by Quitclaim Deed from James R. McCavanagh, a single man, dated July 28, 2014 and recorded August 7, 2014 of record in Instrument No. 20140807-0071377, Register's Office for Davidson County, Tennessee. The said Patricia L. McCavanagh having since married and is now known as Patricia L. Hamilton. The said David Joseph Hamilton, her husband, joins in this conveyance to convey any and all interests he may have in said property.

This conveyance is subject to: all matters shown on the plat of record in Plat Instrument No. 20020528-0064435; Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20001030-0107559 and Supplemental recorded as Instrument No. 20010522-0052910 and Instrument No. 20020123-0009419 and Instrument No. 20020506-0055597 and Re-recorded Instrument No. 20020718-0086907; Easement recorded in Book 4910, Page 838 and Book 5699, Page 537; Bylaws of Truxton Park Homeowners Association, Inc., of record in Instrument No. 20001101-0108604; Charter of Truxton Park Homeowners Association, Inc., of record in Instrument No. 20001101-0108603; Quitclaim Deed convey unto Truxton Park Homeowners Association, Inc., of record in Instrument No. 20050311-0027269, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2620 Spring Farm Lane, Hermitage, TN 37076

(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 GRANTEE(S), his assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his 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 22nd day of October, 2018.

Patricia L. Hamilton

David Joseph Hamilton

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia L. Hamilton and David Joseph Hamilton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of October, 2018.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122