#13617

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

G-VRES-18-8323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: ___ (AF

Karen Johnson Davidson County
Batch# 184434 **DEEDWARR**
01/16/2019 11:33:10 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20190116-0004535

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Huseyin Perwer and Simar Perwer	SWBC Mortgage Corp.	
(NAME)	(NAME)	**187-09-0A-124.00-CO**
8323 Middlewick Lane	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	San Antonio TX 78216	
(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 consideration, the receipt of which is hereby acknowledged, **KATIE COOK SHOENFELD, MARRIED (FKA KATIE COOK PISAPIA), AN UNDIVIDED THREE-FOURTHS (3/4) INTEREST AND JOAN MARGARET COOK, UNMARRIED, AN UNDIVIDED ONE-FOURTH (1/4) INTEREST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUSEYIN PERWER AND SIMAR PERWER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Phase Seven, Burkitt Village SP Subdivision of record in Plat at Instrument No. 20170210-0014146, 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 the same property conveyed to Katie Cook Pisapia, unmarried and Joan Margaret Cook, unmarried, joint tenants with right of survivorship by Warranty deed from Joon Properties, LLC a Tennessee Limited Liability Company of record in Instrument No. 20170630-0066314 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on June 30, 2017.

Being the same property conveyed to Gary L. Dilliha Trustee by Quitclaim Deed from Katie Cook Pisapia, unmarried and Joan Margaret Cook, unmarried of record in Instrument No. 20171113-0116498 Register's Office for Davidson County, Tennessee, dated November 13, 2017 and recorded on November 13, 2017 and within the same deed the said Gary L. Dilliha Trustee conveyed his interest in the subject property to Katie Cook Pisapia, unmarried, an undivided three-fourths (3/4) interest, and unto Joan Margaret Cook, unmarried, an undivided one-fourth (1/4) interest, as tenants in common.

Katie Cook Pisapia having since married and is now known as Katie Cook Shoenfeld. The above referenced property has never been the principal marital residence for Katie Cook Shoenfeld.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20170210-0014146, Register's Office for Davidson County, Tennessee.
- By-Laws attached as Exhibit "C" therein, as amended by Supplement to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140814-0073542, and Supplement annexing Phase Seven, of record in Instrument No. 20170504-0044438 as corrected in Instrument No. 20170720-0073494, Register's Office for Davidson County, Tennessee.
- Charter of Burkitt Village HOA of record in Instrument No. 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
- Deed(s) for common areas of record in Instrument No. 20170504-0044439 and Instrument No. 20170525-0052353, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessment of record in Book 8844, Page 881 and 884 Instrument No. 20090730-0071373 and Instrument No. 20090730-0071374, in the Register's Office for Davidson County, Tennessee.

- Easement Agreement to GTE Mobilnet of Nashville Incorporated of record in Book 10424, Page 26, as assigned in Instrument No. 20140509-0039935, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease Agreement to GTE Mobilnet of Nashville Incorporated of record in Book 10424, Page 22, as assigned in Instrument No. 20010724-0078137, Instrument No. 20051031-0131235 re-recorded in Instrument No. 20051107-0134543, and Instrument No. 20140509-0039933, Instrument No. 20051031-0131232 in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Global Signal Acquisitions IV, LLC of record in Instrument No. 20140509-0039932, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20150713-0067951, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20171113-0116498 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8323 Middlewick Lane, Nolensville, Tennessee 37135**.

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), their heirs and 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), 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/our hand(s) this the 15th DAY OF JANUARY, 2019.

Katie Cook Shoenfeld

Joan Margaret Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATIE COOK SHOENFELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN MARGARET COOK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
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Nashville, TN 37212