Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 47879 DEEDWARR
01/17/2018 08:50:41 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20180117-0004589

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 day of January 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Scott Boughton and Cayce Boughton	Access National	116 03 0A 054.00
(NAME)	(NAME)	
4505 Harding Pike, Unit 51W	1800 Robert Fulton Drive, Suite 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($249,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ahmet Cakir and Lauren Duke, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott Boughton and Cayce Boughton, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit No. 51W on the Plan of Royal Oaks Towers Condominium Apartments, of record in Plat Book 4460, Page 189, corrected in Book 4728, Page 756, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed of record in Book 4710, Page 901, amended in Book 4798, Page 813 and Instrument No. 20070124-0009971, said Register's Office.

Being the same property conveyed to Ahmet Cakir, a single man by Warranty Deed from Ryan Matthew Wehking, a single man and Matthew R. Wehking, a married man dated May 29, 2015 and recorded June 04, 2015 as Instrument No. 20150604-0052334, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-178779SSO

unimproved ☐

This is improved ☒ property, known as 4505 Harding Pike, Unit 51W, Nashville, TN 37205

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, has 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 9th day of January, 2018

Ahmet Cakir

Lauren Duke

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ahmet Cakir Lauren Duke, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of January, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-178779SSO