Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
13077

Bill Garrett Davidson County
Batch# 99841 DEEDWARR
06/04/2018 12:51:21 PM 2 pgs
Fees: $13.00 Taxes: $1,019.35

20180604-0053024

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $275,500.00

Affiant

Subscribed and sworn to before me, this 31st day of May 2018.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Reger H. Guly **Bayan Guli**	Movement Mortgage	**173040A10800CO**
5025 W Oak Highland Drive	8024 Calvin Hall Rd.	
Antioch, TN 37013	Indian Lake, SC 29707	

FOR AND IN 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 ACKNOWLEDGE, WE,

Davlev Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reger H. Guly and Bayan Guli, 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 Lot No. 108 on the Plan of Subdivision for Phase 1, of Oak Highlands, as of record in Book 6900, pages 432-435, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clivel G. Charlton and Pauline H. Charlton, husband and wife, by Warranty Deed from Sandra Marie Oravia Wright, unmarried, dated February 17, 2017, of record in Instrument No. 20170223-0018349, Register's Office for Davidson County, Tennessee. Clivel G. Charlton and Pauline H. Charlton conveyed subject property to Davlev Properties, LLC, by Quitclaim Deed dated June 13, 2017, of record in Instrument No. 20170718-0072288, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 6900, page 432-435, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 7350, page 24, Book 7367, page 587, amended in Book 8765, page 77, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5025 W Oak Highland Drive, Antioch, TN 37013.

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 in 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.

Davlev Properties, LLC

By: _____ Date: 5/31/18
Clivel G. Charlton, Manager

By: _____ Date: 5/31/18
Pauline H. Charlton, Manager

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Clivel G. Charlton and Pauline H. Charlton,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged themselves to be the **Managers** of **Davlev Properties, LLC,** the within named bargainor, and as such **Managers** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **Clivel G. Charlton and Pauline H. Charlton** as such **Managers,** and attesting the same.

Witness my hand, at office, this 31st day of May 2018.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/21

