13551

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

WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF Dec., 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 172588 DEEDWARR
12/11/2018 10:50:43 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20181211-0120478

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Sangar Emin and Vadar Emin	SWBC Mortgage	
(NAME) 375 Lynn Dr.	(NAME) 9311 San Pedro #100	147 01 0 023.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **ROGER L. DAVIS AND WIFE, NANCY W. DAVIS, A 90% INTEREST AND LEE BRAEDEN DAVIS, UNMARRIED, A 10% INTEREST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANGAR EMIN, UNMARRIED AND VADAR EMIN, MARRIED,** 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. 435, on the Plan of Section Six, Caldwell Hall, of record in Book 2900, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger L. Davis and wife, Nancy W. Davis, a 90% interest and Lee Braeden Davis, unmarried, a 10% interest by Warranty Deed from Brenda M. Munson, unmarried, recorded on the 1st day of June, 2007 in Instrument No. 20070601-0065073, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 375 Lynn Dr., Nashville, TN 37211
(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 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 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 my hand this 10 day of December, 2018

Roger L Davis

ROGER L. DAVIS

Nancy W Davis

NANCY W. DAVIS

Lee B Davis

LEE BRAEDEN DAVIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger L. Davis and Nancy W. Davis, and Lee Braeden Davis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10 day of December, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

J Gregory Hardeman

Notary Public