WARRANTY DEED

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

O-C-19-3120-202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00.

Talat Alp Mirler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF FEBRUARY 2019.

Notary Public

MY COMMISSION EXPIRES: 10-3-2020
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC GREGORY S. PERRONE WILLIAMSON COUNTY

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)
Oktay Demirkesen and Cuyan Demirkesen	**New Owner**	
(NAME)	(NAME)	**104-2-1D-202.00CO**
3611 Hilldale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **KEVIN H. CLARK, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OKTAY DEMIRKESEN AND CUYAN DEMIRKESEN, 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 Unit No. 202 as shown on the Plat of Villages at Long Boulevard I, filed as Exhibit B-1 to and established by the Master Deed of record in Instrument No. 20071030-0128067, which amends Instrument No. 20060627-0076772, as amended in Instrument Nos. 20061102-0136062, 20070621-0074138, 20070725-0088208, and 20081031-0108684, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage in the common areas/elements appertain to said unit is set forth in said Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Kevin H. Clark by Warranty Deed from Thomas G. Doe and wife, Mimi Doe and Whitney Fayfield Gossett, married, formerly known as Whitney Doe, recorded December 8, 2015 in Instrument No. 20151208-0123552, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee;
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villages at Long Boulevard I of record in Instrument No. 20071030-0128067, which amends Instrument No. 20060627-0076772, as amended in Instrument Nos. 20061102-0136062, 20070621-0074138, 20070725-0088208, and 20081031-0108684;
- HOA Charter of record in Instrument Number 20060627-0076771, in the Register's Office for DavidsonCounty, Tennessee;
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for the year 2019 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3120 B Long Boulevard #202, Nashville, Tennessee 37203**.

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.

Karen Johnson Davidson County
Batch# 201438 **DEEDWARR**
03/04/2019 11:26:01 AM 2 pgs
Fees: $13.00 Taxes: $897.25

20190304-0019473

Witness my/our hand(s) this the 28 DAY OF FEBRUARY, 2019.

Kevin H. Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN H. CLARK, 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 28th of February, 2019.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
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Nashville, TN 37212