Karen Johnson Davidson County
Batch# 213648 DEEDWARR
04/03/2019 02:54:49 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20190403-0030463

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911668

WARRANTY DEED

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2019.

NOTARY PUBLIC

My commission expires: 11/3/2020.

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tzion Achvan and Myranda Achvan 431 Croley Nashville, TN 37209	Same address as new owner	091 13 3E 002.00CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Thousand and 00/100 Dollars ($420,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ARO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TZION ACHVAN AND MYRANDA ACHVAN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 429 & 431 Croley Drive, a Horizontal Property Regime with Private Elements, said Declaration being of record in Instrument No. 20180208-0012992 in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being a portion of that same property conveyed to ARO, LLC, a Tennessee limited liability company, by Warranty Deed from Dania C. Madrid, unmarried, dated December 19, 2017, and recorded in Instrument No. 20171228-0132001, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VI-VDES-19-43

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of April, 2019.

ARO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: Semih Gulertip
ITS: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Semih Gulertip, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of ARO, LLC, a Tennessee limited liability company, the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Member.

WITNESS my hand and seal, this the 1st day of April, 2019.

SHANNON O'NEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/3/2020