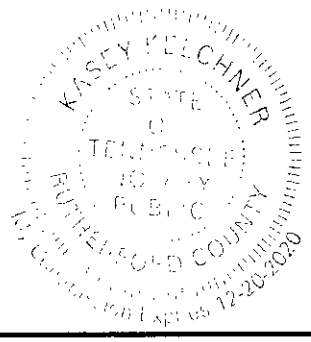
# WARRANTY DEED




File # 15059

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Reving Guly | SWBC Mortgage Corp. | 14604002400 |
| (NAME) | (NAME) | |
| 688 Harding Place | 9311 San Pedro #100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | San Antonio TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 514373 **DEEDWARR**
11/12/2020 09:52:42 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20201112-0133075

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Redur Guly and Reber Guly,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Reving Guly, unmarried,** 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:

Being Lot Number 493 on the Plan of Section Nine Caldwell Hall, of record in Plat Book 3300, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Redur Guly and Reber Guly, by deed of record in Instrument No. 20130305-0021948 , Register's Office for Davidson County, Tennessee.

This property is not the primary residence of Reber Guly.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 688 Harding Place, 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/our hands this 5th day of November, 2020.

Redur Guly

Reber Guly

State of Tennessee
County of Davidson

Personally appeared before me Redur Guly and Reber Guly, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of November, 2020.

Notary Public
My Commission Expires: _____

File No.: 15059