Davidson County DEEDWARR
Recvd: 04/02/03 15:12 2pgs
Fees:13.00 Taxes:834.72

20030402-0043741

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/10/2007

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Menah Pratt	SunTrust Mortgage, Inc.	104-6-311
(NAME)	(NAME)	
516 32nd Avenue South	201 Fourth Avenue North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37219	
(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,

GARY L. COLGROVE AND WIFE, CHRISTINE R. COLGROVE AND CARMEL EDEN COLGROVE NOW KNOWN AS CARMEL EDEN COLGROVE LAKHANI AND HUSBAND, VIPUL T. LAKHANI,

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

MENAH PRATT,

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. 11A, Zone Lot division of Lot 11, Re-Sub of Block 3, Fairfax Place Subdivision, of record in Book 6250, page 746 and amending in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gary L. Colgrove and wife, Christine R. Colgrove, as joint tenants with right of survivorship and Carmel Eden Colgrove now know as Carmel Eden Colgrove Lakhani by deed from John C. Jarrard and wife, Janet F. Jarrard of record in Book 11019, page 298, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 516 32nd Avenue South, Nashville, TN 37212

(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 hand(s) this 28th day of March, 2003.

Carmel Eden Colgrove Lakhani by her attorney in fact Gary L. Colgrove

Gary L. Colgrove

Vipul T. Lakhani by his attorney in fact Gary L. Colgrove

Christine R. Colgrove

STATE OF MINNESOTA

COUNTY OF RAMSEY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Colgrove and wife, Christine R. Colgrove, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ST. PAUL, MINNESOTA this 26TH day of March, 2003

Commission expires: 1/31/2005

MARJORIE M. JACKELS
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

Marjorie M. Jackels
Notary Public

COUNTY OF MINNESOTA

STATE OF RAMSEY

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Gary L. Colgrove to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument in behalf of Carmel Eden Colgrove now known as Carmel Eden Colgrove Lakhani and husband, Vipul T. Lakhani, and acknowledged the he/she executed the same by Power of Attorney, as the free act and deed of said Carmel Eden Colgrove now known as Carmel Eden Colgrove Lakhani and husband, Vipul T. Lakhani.

Witness my hand and seal, at this office in ST. PAUL, MINNESOTA this 26TH day of March, 2003.

My Commission Expires: 1/31/2005

MARJORIE M. JACKELS
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

Marjorie M. Jackels
Notary Public