WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/05 15:27 2 pgs
Fees:13.00 Taxes:604.58

20050404-0036544

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/06 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

D-0506

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Shane Crocker	GMAC Mortgage Corporation	118-06-0-A-010.00CO
(NAME) 835 Battlefield Drive	(NAME) 100 Witmer Road	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Horsham, PA 19044	
(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, Tanvi N. Patel, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Shane Crocker, 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. 835 on the Plan of Campbell Grove Condominiums, which a Resubdivision of Lots 1, 2, 3, and 4, of Battlefield Estates, Section 2, Unit No. 835 on the said Plat is more particularly described in Master Deed of record in Book 6400, Page 323, Register's Office for said County, and is shown specifically on the Final Plan which is attached as Exhibit A to the First Amendment to the Master Deed of Campbell Grove Condominium of record in Book 6553, Page 486-489 and amended in Book 8414, Page 856, said Register's Office. Said amendment amends the Plat of record in Book 6250, Page 196, said Register's Office.

Being the same property conveyed to Tanvi N. Patel, unmarried by Warranty Deed from Anita Carol Martin, unmarried, dated June 28, 1996, of record in Book 10107, Page 400, Register's Office for Davidson County, Tennessee.

Betsy Moran executes this instrument on behalf of Tanvi N. Patel pursuant to Power of Attorney of record in Instrument Number 20050404-0036543, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 835 Battlefield Drive, Nashville, TN 37204
(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 31st day of March, 2005.

Tanvi N. Patel by Betsy Moran, Attorney in Fact
Tanvi N. Patel by Betsy Moran, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Betsy Moran, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Tanvi N. Patel, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Tanvi N. Patel. Witness my hand and Notarial Seal this 31st day of March, 2005.

Notary Public

My Commission Expires: 01/24/09

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027