File Box 8

BILL GARRETT, Davidson County
Trans:T20140019888 DEEDWARR
Recvd: 03/25/14 14:01 2 pgs
Fees:13.00 Taxes:1776.00
20140325-0024494

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53131
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sachin Patel Erica Carrier Patel 3508 Stokesmont Road Nashville, Tennessee 37215	Farmington Financial Group, LLC 2002 Richard Jones Road Suite 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 117110E00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$480,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Christine L. Algren, married,** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sachin Patel and wife, Erica Carrier Patel** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 99-A of Bentley Park Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in book 6900, page 153, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to John T. Algren and spouse, Christine L. Algren by Warranty Deed from G. Keeling Turner, II, unmarried dated January 14, 1999 and recorded on January 14, 1999 of record in Book 11298, page 362, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 20, 2005, recorded on December 20, 2005 of record in Doc. No. 20051220-0152659, said Register's Office, John T. Algren conveyed his interest in subject property to Christine L. Algren.

John T. Algren, spouse of Christine L. Algren, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 153, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7076, page 560, amended in Doc. No. 20060124-0009155, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3508 Stokesmont Road, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of March, 2014.

Christine L. Algren
Christine L. Algren

John T. Algren
John T. Algren

State of TENNESSEE
County of DAVIDSON

On this 17th day of March, 2014 , before me the undersigned authority, personally appeared Christine L. Algren and John T. Algren , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/7/2017

Notary

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $480,000.00

Affiant

Sworn and subscribed before me this the 24th day of March, 2014

My Commission Expires: 3/7/2017

Notary Public

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.