Davidson County DEEDWARR
Recvd: 10/31/14 07:59 2 pgs
Fees:13.00 Taxes:451.40
20141031-0100360

141920

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-7032R

OHIO JE
STATE OF ~~TENNESSEE~~
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 122,000

Sherry L. Morris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF Oct, 2014.

Judy Edwards
Notary Public

Commission Expiration: 3/6/17

JUDY EDWARDS
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
March 6, 2017

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kul Rai	Bank of Nashville	
5319 Nolensville Pike	5401 Church Street	16108005500
Nashville, TN 37211	Nashville, TN 37219	

WARRANTY DEED

FOR AND IN 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, I,

Patricia M. Hart, unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kul Rai, unmarried Man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 91 on the Plan of Southwood as of record in Plat Book 2663, pages 125-126, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patricia M. Hart on 04/15/2004 by deed from George R. Scott and Rebecca L. Anderson, both unmarried, filed for record on 04/27/2004 in Instrument No. 20040427-0047838, in the Register's Office for Davidson County, Tennessee.

***By Order filed April 24, 2014, in the Seventh Circuit Court, Probate Division, Case No. 14P-606, Sherry L. Morris was appointed Conservator for Patricia Mae Hart.**
Subsequently, on October 8, 2014, an "Order Approving Contract For Sale of Real Property and Resetting Bond" was filed authorizing the transaction.

(2) Patricia M. Hart is also known as Patricia Mae Hart.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 387 Brewer Drive, Nashville, TN 37211.

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, their heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 27 day of October, 2014.

Patricia M. Hart by Sherry L. Morris, Conservator

Patricia M. Hart by Sherry L. Morris, Conservator

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Cuyahoga

On this the 27 day of October, 2014, before me personally appeared **Sherry L Morris**, to me known to be the person who executed the foregoing instrument in behalf of **Patricia M. Hart** as Conservator, and who acknowledged that he/she executed the same as the free act and deed of said **Patricia M. Hart**. Witness my hand and official seal.

Notary Public Judy Edwards
Judy Edwards

Commission Expiration: 3/6/17

NOTARY PUBLIC STATE OF OHIO

JUDY EDWARDS
NOTARY PUBLIC
STATE OF OHIO
My Commission
Expires
March 6, 2017

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017