WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150017176 DEEDWARR
Recvd: 03/10/15 10:38 2 pgs
Fees:13.00 Taxes:569.80
20150310-0020316

J-DP-15-1606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dharmesh S. Patel and Sunita D. Patel	**Same as New Owner**	
(NAME)	(NAME)	
1506 Hampton St.		**71-2-37.00-Tract I** **71-2-40.00-Tract II** **71-2-39.00-Tract III** **71-2-38.00-Tract IV**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ALFRED C. DIVINEY, SR. AND AUDREY DIVINEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DHARMESH S. PATEL AND SUNITA D. PATEL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I
Land in Davidson County, Tennessee as follows:
Being Lots 6 and 7 in E.C. Scrugg's First Avondale Addition, a plan of which is of record in Book 161, Page 13, Register's Office for Davidson County, Tennessee to which reference is here made for description.

Being the same property conveyed to Alfred C. Diviney by Special Warranty Deed from CMH Homes, Inc. d/b/a Luv Homes, recorded on the 19th day of November, 2002 in Instrument No. 20021119-0143327, in the Register's Office of Davidson County, Tennessee.

Tract II
Land in Davidson County, Tennessee, being the Westerly 45 feet of Lots Nos. 8 and 9 on the plan of E.C. Scruggs' 1st Avondale Addition, as of record in Book 161, Page 13, Register's Office for said County.

Said part of Lots Nos. 8 and 9 fronts 45 feet on the Northerly side of Avondale Circle, formerly Allen Street or Stratford Avenue and runs back 102 feet on the Westerly line with the Easterly margin of an alley and 103 feet, more or less, on the Easterly line, to the Southerly line of Lot No. 7, measuring 45 feet thereon.

Being the same property conveyed to Alfred C. Diviney, Sr. by Installment Deed from Lawrence Daniel Elkin, recorded on the 8th day of August, 2013 in Instrument No. 20130808-0083212, in the Register's Office of Davidson County, Tennessee.

Tract III
Being part of Lot Nos. 8 and 9, on the plan of E.C. Scruggs First Avondale Addition, as of record in Book 161, Page 13, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 8 and 9 fronts 70 feet on the Westerly side of Hampton Avenue and extends back 95 feet, more or less, on the Northerly line and 95 feet on the Southerly line with the Northerly margin of Avondale Circle to a dead line measuring 65 feet, more or less, thereon.

Tract IV
Being the Northeasterly part of Lot No. 8 on the Map of E.C. Scrugg's First Avondale Addition, as of record in Book 161, Page 13, Register's Office for Davidson County, Tennessee.

Beginning on the Westerly margin of Hampton Avenue at the Northeast corner of Lot No. 8, thence Southwardly with the Westerly margin of said Hampton Avenue 40 feet; thence Westwardly along a line which runs midway between the two houses situated on the Northerly parts of Lots No. 8 and 9, 95 feet more or less, to the Easterly line of the property conveyed to Riley C. Ray and wife by deed from M.H. Webb and

wife, as of record in Register's Office for Davidson, Tennessee; thence with Ray's Easterly line 38 feet, more or less, to the Northerly line of Lot No. 8; thence Eastwardly with the Northerly line of Lot No. 8, 95 feet more or less to the point of beginning.

Being the same property conveyed to Alfred C. Diviney and wife, Audrey Diviney by Installment Deed from Anna Frances Green, recorded on the 19th day of August, 2009 in Instrument No. 20090819-0078089, in the Register's Office of Davidson County, Tennessee.

The said Alfred C. Diveney and Alfred C. Diveney, Sr. are one and the same person.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 13,
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement for Waterline and Water Rights, recorded in Book 3339, Page 453.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1606 Hampton Street, Nashville, TN 37207; 1200 Avondale Circle Nashville, TN 37207; 1600 Hampton Street Nashville, TN 37207, 1602 Hampton Street Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF MARCH, 2015

Alfred C. Diviney, Sr.

Audrey Diviney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALFRED C. DIVINEY, SR. AND AUDREY DIVINEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of March, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212