WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150038778 DEEDWARR
Recvd: 05/19/15 10:42 2 pgs
Fees:13.00 Taxes:2904.50
20150519-0045974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$785,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roshan Patel and Minal Patel	NEW OWNER	
(NAME)	(NAME)	
4156 Outer Dr.		132-5R 1 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **K & E, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSHAN PATEL AND MINAL PATEL, HUSBAND AND WIFE,** 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 Unit A of 4156 Outer Drive Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and 4156 Outer Drive Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130503-0044812 and Amendment of record in Instrument No. 20140117-0004887, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4156 Outer Drive Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130503-0044812 and Amendment of record in Instrument No. 20140117-0004887, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Units.

Being portion of the same property conveyed by Warranty Deed from Gala, LLC, a Tennessee Limited Liability Company to K & E, LLC, a Tennessee Limited Liability Company, as recorded on the 17th day of January, 2014 in Instrument No. 20140117-0004888; portion of Warranty Deed from Jackie Dewain Christianson and Johanna Christianson McKee, as Co-Executors of the Estate of Jack Guthrie Christianson to Gala, LLCA Tennessee Limited Liability Company, as recorded on the 11th day of April, 2013 in Instrument No. 20130411-0035912 and portion of Installment Deed from Adelle Crutcher Nicholson to Jack G. Christianson and wife, Maxine Neighbors Christianson, as recorded on the 8th day of April, 1963 in Deed Book 3532, Page 481, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 1424, Page(s) 98-99, said Register's Office; and (c) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130503-0044812, as amended at Instrument No. 20140117-0004887, said Register's Office; (d) Instrument No. 20130503-0044812, as amended at Instrument No. 20140117-0004887, said Register's Office; (e) Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20140421-0032724, said Register's Office; (f) Agreement for Dedication of Easement as set forth in instrument recorded in Book 4110, Page 175, said Register's Office.

This is improved X unimproved property, known as 4156 Outer Dr., 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 5th day of May, 2015.

K & E, LLC

BY: _____

L. ED GAW, JR., MANAGING MEMBER

BY: _____

KEN WOODARD, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared L. Ed Gaw, Jr. and Ken Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managing Members of K & E, LLC the within named bargainor, a limited liability company and that they as such Managing Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Members.

Witness my hand and official seal at Nashville, Tennessee this 5th day of May, 2015.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015