WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040713 DEEDWARR
Recvd: 05/26/15 15:22 2 pgs
Fees:13.00 Taxes:419.58
20150526-0048313

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2015

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Krishna M. Patel	Krishna M. Patel	Parcel ID:
301 Lakebrink Drive	301 Lakebrink Drive	096160A00100CO
Nashville, TN 37214	Nashville, TN 37214	

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, we

Ronnie G. Craighead, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Krishna M. Patel

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 Number One on the plan of Phase One, Section One, Larchwood, Planned Unit Development, of record in Plat Book 6200, Page 51, Register's Office for Davidson County, Tennessee.

Said Lot Number One fronts 20.21 feet on the northerly margin of Lake Brink Drive and extends back 96.32 feet on the westerly line and 94.01 feet on the easterly line to a dead line in the rear measuring 20.01 feet thereon.

BEING the same property conveyed to Ronnie G. Craighead by deed from Stephanie Elaine Johnson, of record in Instrument 20071018-0123642, dated October 12, 2007, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6299, Page 152; Book 6301, Page 82; Book 6391, page 449; Book 7434, page 620; Book 7792, Page 540; Book 8032, Page 432; Book 9827, Page 12; Book 6299, page 166; Book 6301, Page 96; Book 6391, Page 459; Book 6873, Page 939; and Book 7271, Page 342, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 51, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 301 Lakebrink Drive, Nashville, TN 37214

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 21st day of May, 2015.

Ronnie G. Craighead
Ronnie G. Craighead

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie G. Craighead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2015.

My Commission Expires: 7.2.18

Notary Public

