WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/15 09:15 2 pgs
Fees:13.00 Taxes:133.20
20150630-0062718

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $36,000.00.

Affiant

Subscribed and sworn to before me this 29th day of June, 2015.

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dawkins Contracting, LLC	SAME	04203008700
815 Old Dickerson Road		
Goodlettsville, TN 37072		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sheena Patel, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dawkins Contracting, LLC, a Tennessee limited liability company,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section Four, Bonnie Brae Subdivision, of record in Book 2854, Page 53, Register's Office for said County described as follows:

Beginning at a point in the southerly margin of Campbell Road at the corner of Lot Nos. 2 and 3; thence with the line between said lots, southwesterly 248.2 feet to a point; thence northwesterly 255.25 feet to the easterly margin of Falcon Drive; thence with the margin of the same, northeasterly 160 feet to the beginning of a curve; thence around said curve, northeasterly 40.45 feet to the southerly margin of Campbell Road; thence with the margin of the same, southeasterly 146.65 feet to the point of beginning.

Being the same property conveyed to Sheena Patel, unmarried from Elizabeth Vantrease, Administratrix of the Glayds Parnell Estate by Warranty Deed on April 29, 2009, of record in Instrument Number 20090506-0041473, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 2854, Page 53, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2922, Page 593, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6416, Page 949, Register's Office for Davidson County, Tennessee.

This is improved property known as: **707 East Campbell Road, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 29, 2015.

Sheena Patel

BY _____
Jimmy H. Watson, Sr., Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Jimmy H. Watson, Sr.,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Sheena Patel**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Sheena Patel**, the bargainor(s), by the said **Jimmy H. Watson, Sr.,** as Attorney-in-Fact.

WITNESS my hand and seal, this 29th day of June, 2015.

_____ My Commission Expires: 8/5/18
NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 11-6-17
Notary's Signature