BILL GARRETT, Davidson County
Trans:T20150071048 DEEDWARR
Recvd: 08/21/15 14:57 2 pgs
Fees:13.00 Taxes:207.20
20150821-0084770

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1213

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Tracy Perry
Affiant

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF, AUGUST, 2015.

Notary Public

Commission Expires:
3/24/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Fahimeh Nazi 370 Wallace Rd., Unit C-7 Nashville, TN 37211	NEW OWNER	147030B09200 CO

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/WE,

Prabhubhai M. Patel and wife, Kusumben Patel

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

Fahimeh Nazi and husband, Hasel Nazi

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:

A tract of land lying and situated in Davidson County, Tennessee. and being Unit No. C-7, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Prabhubhai M. Patel and wife, Kusumben Patel, by Warranty Deed from Shirley A. Krutsinger, unmarried, dated 05-02-2006 and recorded 05-10-2006 in Instrument No. 20060510-0054914, Register's Office for Davidson County, Tennessee.

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 Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 370 Wallace Rd., Unit C-7, 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of August, 2015.

Prabhubhai M. Patel

K. P. Patel
Kusumben Patel

STATE OF MS
COUNTY OF Desoto

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Prabhubhai M. Patel and wife, Kusumben Patel,** 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 at Southaven (city), MS (state) this 14th day of August, 2015.

Pam Rhea
Notary Public
My Commission Expires: 11/21/2017

STATE OF MISSISSIPPI
PAM RHEA
ID NO. 94676
Commission Expires
11/21/2017
NOTARY PUBLIC
DESOTO COUNTY

(Notary Seal)