WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/15 14:06 2 pgs
Fees:13.00 Taxes:869.50
20151001-0099996

JULIE COOKE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$235,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 24 day of September, 2015

Julie Cooke
Notary Public
My Commission expires: 5/24/17
(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:
Samir Patel	SAME	083-01-0-256.00
3312 Dickerson Pike		
Nashville, TN 37207		

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, **Josephine Phelps**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Samir Patel**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a part of Lot 6 on the Plan of the Division of the real estate of John Hobson, deceased, as of record in Minute Book "L", page 363, of the Circuit Court for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Petway Avenue at a point 150 feet east of the land formerly owned by A.W. Hooker, Trustee, the subdivision of which is of record in Book 57, page 131, thence with the southerly margin of Petway Avenue, eastwardly 50 feet to the northwest corner of the property conveyed to Zack Q. Meyers, by deed from Lewis T. Baxter and wife, as of record in Book 675, page 703; thence with his westerly line, southwardly 150 feet; thence westwardly and parallel with Petway Avenue 50 feet; thence northwardly 150 feet to the beginning.

Being the same property conveyed to Josephine Phelps, by deed from Diana L. Griffin, Trustee for Travis Eugene Dowan, Jr., a minor and Diana L. Griffin, individually, on July 30, 2015, of record in Instrument Number 20150817-0082231, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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

- Subject to all matters as shown on the Plan of record in Minute Book "L" , page 363, Circuit Court of Davidson County, Tennessee. And Book 57, page 131, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1004 Petway Avenue, Nashville, TN 37206**

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 September 24, 2015.

Josephine Phelps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Josephine Phelps** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 24, 2015

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY