Davidson County DEEDWARR Recvd: 11/20/15 15:19 3 pgs Fees:18.00 Taxes:462.50 **20151120-0118124**

Return to and

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of November, 2015.

Notary Public
My commission **expires: 10/18/16**

07-1510-86192

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kapil Patel 412 Eastboro Drive Nashville TN 37209	New Owner	091-13-0267.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joan P. Goodwin, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kapil Patel, a single person**, hereinafter called the Grantees, their successors 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 part of Lots No. 3 and 4 on the Plan of E.T. Brown, Trustee, Subdivision of an 18 acre tract as of record in Book 332, Page 126, Register's Office for said County, more described to-wit:

BEGINNING at a point on the Easterly margin of Eastboro Avenue, formerly Cowan, at the common front corner of Lots No. 2 and 3; thence with said margin, North 5° 14' East 41.3 feet to a concrete monument at the beginning of a curve having a radius of 20 feet; thence around said curve, Northeastwardly 35 feet to an iron pin on the Southerly margin of O'Brien Avenue; thence with said margin South 77° 7' East 131.2 feet to an iron pin; thence South 5° 7' West 18.3 feet to an iron pin in the Southerly margin of Lot No. 3; thence North 84° 46' West 150 feet to the beginning.

Being the sam property conveyed to Ralph T. Goodwin, Jr. and wife, Joan P. Goodwin by deed from Bruce W. Bilbrey and wife, Barbara M. Bilbrey of record in Book 698, Page 830, Register's Office for Davidson County, Tennessee. Ralph T. Goodwin, Jr., having since died on March 3, 1992.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 412 Eastboro Drive, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16 day of November, 2015.

Joan P. Goodwin, by Ralph T. Goodwin III, as Attorney in Fact

STATE OF MINNESOTA
COUNTY OF Hennepin

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ralph T. Goodwin III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Joan P. Goodwin and that he is authorized by Joan P. Goodwin to execute this instrument on her behalf.

Witness my hand in Minneapolis, MN, this 16 day of November, 2015.

Notary Public

My Commission expires: 1-31-2020

THOMAS R. MAYFIELD
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2020

True Copy Certification

I, Deborah K. Devine, 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.

Deborah K. Devine
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Nancy Schneider [Name of Notary], a notary public for this county and state, Deborah K. Devine [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Nancy Schneider
Notary's Signature

My Commission Expires: _____

{Notary' Seal}

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019