WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,182.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/27/17

(AFFIX SEAL)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kishan Patel	Community Mortgage, LLC dba Community Mortgage Advisor	
(NAME)	(NAME)	
1302 Chester Avenue	19045 E. Valley View Pkwy.	072140I00300CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Independence, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **NASHVILLE BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KISHAN PATEL, A SINGLE MAN,** 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 Unit C of CHESTER COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for CHESTER COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. Instrument No. 20140421-0032730, amended at Instrument Nos. 20150203-0009988, 20150316-0022453 and 20150922-0096020, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of CHESTER COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. Instrument No. 20140421-0032730, amended at Instrument Nos. 20150203-0009988, 20150316-0022453 and 20150922-0096020, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed by Quitclaim Deed from Kevin D. Montgomery, Trustee to Nashville Building Group, LLC, as recorded on the 21st day of April, 2014 in Instrument No. 20140421-0032723, corrected at Instrument No. 20150316-0022452; Warranty Deed from Omentress Anderson, single to Nashville Building Group, LLC, a Tennessee limited liability company as recorded on the 4th day of March, 2014 in Instrument No. 20140304-0018266; Quitclaim Deed from Omentress Anderson to Nashville Building group, LLC, a Tennessee limited liability company as recorded on the 4th day of March, 2014 in Instrument No. 20140304-0018267; Affidavit of Heirship as recorded on the 3rd day of October, 2012 in Instrument No. 20121003-0090552; Quitclaim Deed from Della Kirby to Eula Anderson as recorded on the 15th day of June, 1989 in Deed Book 7865, Page 524; Quit Claim Deed from Herlie Coker and wife, Nellie M. Coker to Della Kirby and Eula Anderson as recorded on the 11th day of April, 1967 in Deed Book 4119, Page 563; Quitclaim Deed from Della Kirby to Eula Anderson as recorded on the 15th day of June, 1989 in Deed Book 7865, Page 526 and Warranty Deed from Della Kirby and Eula Anderson to Herlie Coker and wife, Nellie M. Coker as recorded on the 11th day of April, 1967 in Deed Book 4119, Page 566, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 843, Page 94, said Register's Office; (c) restrictive covenants of record in Instrument No. 20140421-0032730, amended at Instrument Nos. 20150203-0009988, 20150316-0022453 and 20150922-0096020, said Register's Office; (d) Charter of Chester Cottages Corporation recorded at Instrument No. 20140421-0032729, said Register's Office; and (e) Easement for U.S. Sprint Communications Company, recorded in Instrument No. 20140114-0003779, said Register's Office.

This is improved x unimproved property, known as 1302 Chester Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20150102643 DEEDWARR
Recvd: 12/04/15 10:09 2 pgs
Fees: 13.00 Taxes: 1073.67
20151204-0122266

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 20 day of November, 2015.

NASHVILLE BUILDING GROUP, LLC

BY: _____

DANNY WILBURN, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Danny Wilburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Nashville Building Group, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal at Nashville, Tennessee this 20 day of November, 2015.

Commission expires: 11/5/19

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.