BILL GARRETT, Davidson County
Trans:T20160001632 DEEDWARR
Recvd: 01/07/16 14:38 3 pgs
Fees:18.00 Taxes:906.50
20160107-0001770

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15574FA

Send Tax Bills To:
New Owner

New Owner is:
Janak Patel
1085 E. Christi Drive
Dixon, TN 37055

MAP: 102-15-0

PARCEL: 102.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **A J Williams, Suzanne Adams, and Sherry Miller**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Janak Patel**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **781 Brook Hollow Road, Nashville, TN 37205**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in the Eight Civil District of Davidson County, Tennessee, being Lot No. 120 on the plan of Brook Meade, Section II, of record in Book 2133, Page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 120 is situated at the southwesterly corner of Starlit Road and Brook Hollow Road, fronting a total of 176 feet on the southerly margin of Starlit Road and 166.1 feet on the westerly margin of Brook Hollow Road, said frontages being joined by a curve having a length of 39.3 feet and a radius of 25 feet. Said lot extends back 228 feet on the southerly side and 196.7 feet on the westerly side.

BEING the same property conveyed to A.J. Williams and wife, Helen R. Williams, by Warranty Deed from Brookmeade Subdivision, Inc., a Tennessee corporation, dated 8/15/55 and recorded 8/17/55 in Book 2446, Page 11, Register's Office for Davidson County, Tennessee. The said A J Williams (senior) having since died on January 17, 1973. Subsequently, the said Helen R. Williams died on April 11, 2008, and subject property having vested in all her heirs at law, those being A J Williams (junior), Suzanne Adams, and Sherry Miller. Lanny R. Adams, spouse of Suzanne Adams, joins in this conveyance for the purpose of conveying all his interest in and to said property, marital or otherwise. Subject property was never the residence of the spouse, if any, of A J Williams (junior) or Sherry Miller.

SM SA, AEW by SA aif L.A.
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of January, 2016.

GRANTOR(S):

A J Williams by Suzanne Adams his attorney in fact

A J WILLIAMS BY SUZANNE ADAMS, HIS ATTORNEY IN FACT

Suzanne Adams

SUZANNE ADAMS

Sherry Miller

SHERRY MILLER

Lanny R. Adams

LANNY R. ADAMS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Suzanne Adams**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **A J Williams,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20160107-0001769, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 6th day of January, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Suzanne Adams** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6th day of January, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Sherry Miller** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6th day of January, 2016.



NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lanny R. Adams** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6th day of January, 2016.



NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00**.

AFFIANT

SWORN TO and subscribed before me this 6th day of January, 2016.



NOTARY PUBLIC
My commission expires:_____