BILL GARRETT, Davidson County
Trans:T20160021606 DEEDWARR
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Fees:18.00 Taxes:536.13

20160316-0025065

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
764380 6169-001099
Kathleen Shea

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Neal Patel	(NAME) New owner	161-16-0A-053.00-CO
(STREET ADDRESS OR ROUTE NUMBER) 112 Shadow Glen Drive	(STREET ADDRESS)	
(CITY) Nashville (STATE) TN (ZIP) 37211	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Elizabeth A. Valadez, a single woman have this day bargained and sold, and do hereby transfer and convey unto the said Neal Patel, an unmarried man the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 144,900.00

Affiant _____

Subscribed and sworn to before me this the 14th day of March 2016

Notary Public ✓ _____

My commission expires: ✓ 10/18/2016
(Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved ( ), known as 112 Shadow Glen Drive, Nashville, TN 37211
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 4 day of March, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____ X _____
Elizabeth A. Valadez

STATE OF
COUNTY OF

Personally appeared before me, Elizabeth A Valadez, a Notary Public in and for said County and State, Elizabeth A. Valadez, the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of March, 2016.

✓ _____
Notary Public
My Commission Expires: ✓04/23/2016

(This area for official notarial seal)

GAYLE A. THOMAS
Notary Public, State of Texas
Comm. Expires 04-23-2016
Notary ID 128965057

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

✓ _____
Notary Public
My Commission Expires: ✓

(This area for official notarial seal)

Exhibit A

Land in Davidson County, Tennessee, being Unit No. 53, Building 9, on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime with Common Elements, filed as Exhibit A-I to and established by the Declaration of record in Instrument No. 20040315-0029248 and corrected in Instrument Nos. 20040317-0030572,20040720-0086706 and amended in 20050520-0056887, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Elizabeth A. Valadez by Warranty deed from Cory B. Carlton and wife, Emily Carlton of record in Instrument No. 20130826-0089697 Register's Office for Davidson County, Tennessee, dated August 23, 2013 and recorded on August 26, 2013.
(Value of consideration shown in aforementioned deed $128,500.00.)

Being also known as 112 Shadow Glen Drive Nashville, TN 37211.