THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16078391** BILL GARRETT, Davidson County Trans:T20160067980 DEEDWARR Recvd: 08/05/16 15:36 2 pgs Fees:13.00 Taxes:1406.00 20160805-0081681	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me, this 3rd day of August, 2016. Notary Public My Commission Expires:

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Kobina Ankumah and Katherine Ankumah 1004 PETWAY AVE Nashville TN 37206-3408	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-01-0-256.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samir Patel** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kobina P. Ankumah and spouse Katherine G. Ankumah**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 by Warranty Deed from Josephine Phelps to Samir Patel, as recorded on the 1st day of October, 2015 in Instrument No. 20151001-0099996; Warranty Deed from Diana L. Griffin, Trustee for Travis Eugene Dowan, Jr. a minor and Diana L. Griffin, individually to Josephine Phelps, as recorded on the 17th day of August, 2015 in Instrument No. 20150817-0082231; Order and Will in Probate #12P-453; Affidavit of Inheritance of Real Estate recorded in Instrument No. 20150327-0026441; Warranty Deed from Mrs. Ada Hatcher, a married woman to Robert L. Hatcher, husband of Ada Hatcher, as recorded on the 27th day of January, 1972 in Deed Book 4572, Page 568 and Warranty Deed from Clara Hull Bernard, a widow to Robert L. Hatcher and wife, Ada Hatcher, as recorded on the 16th day of June, 1965 in Deed Book 3902, Page 510, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 57, Page(s) 131 and Minute Book "L", Page 363.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1004 PETWAY AVE Nashville TN 37206-3408

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of August, 2016.

Samir Patel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samir Patel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018