BILL GARRETT, Davidson County
Trans:T20160112282 DEEDWARR
Recvd: 12/21/16 10:32 2 pgs
Fees:13.00 Taxes:1443.00
20161221-0134007

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Adrienne Battle
505 Cherry Grove Lane
Whites Creek, TN 37189

PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP/PARCEL: 049010B00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **DILESH PATEL, a married man,** has this day bargained and sold and do hereby transfer and convey unto, **Adrienne R. Battle and Darren Kennedy, wife and husband,** her heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, State of Tennessee, being Lot No. 2 of Cherry Grove, Phase 1A, as shown on plat of record in Instrument No. 20050815-0096231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Dilesh Patel by Special Warranty Deed Fifth Third Mortgage Company, filed for record in Instrument No. 20151112-0114850, Register's Office for Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is investment property and is not now, nor has it ever been the principal residence of the Grantor or his spouse.

This is improved property known as 505 Cherry Grove Lane, Whites Creek TN 37189

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2016 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2016 real property taxes, which taxes have been prorated between the parties.

I do further covenant and bind myself, my heirs, assigns and representatives to forever

warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 16th day of December, 2016.

Dilesh Patel

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Dilesh Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 16th day of December, 2016.

NOTARY PUBLIC

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $390,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 16th day of December, 2016.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

NOTARY PUBLIC

My commission expires