NEW OWNER:

DEEPAK PATEL
1721 Highway 41 South
Goodlettsville, TN 37072

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-0041

Map & Parcel 007000180.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170010343 DEEDWARR
Recvd: 02/03/17 10:43 3 pgs
Fees:18.00 Taxes:240.50
20170203-0011747

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty-Five Thousand and 00/100 Dollars ($65,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BARBARA YATES, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **DEEPAK PATEL,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 3 on the Plan of Lockridge Subdivision, as shown on the plat of the same of record in Plat Book 9700, Page 202, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to BARBARA YATES and husband, GLENN A. YATES by Warranty Deed from David B. Locke, dated August 4, 1997, and of record in Book 10556, Page 737, Register's Office for DAVIDSON County, Tennessee. Barbara Yates and Glenn A. Yates remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Glenn A. Yates; therefore, Barbara Yates is the surviving tenant by the entirety to the property herein.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY which has the address of **1514 SPRINGFIELD HIGHWAY, GOODLETTSVILLE, TN 37072**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 202, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 1st day of February, 2017.

Barbara Yates

BARBARA YATES

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BARBARA YATES**, 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 and official seal at office this 1st day of February, 2017.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$65,000.00** .

Debbie A. Derbin

AFFIANT

Sworn to and subscribed to before me this 1st day of February, 2017.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018