THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170110613

BILL GARRETT, Davidson County
Trans:T20170011504 DEEDWARR
Recvd: 02/08/17 09:22 2 pgs
Fees:13.00 Taxes:517.63
20170208-0013093

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $139,900.00.

JAnderson
Affiant

Subscribed and sworn to before me, this 7th day of February, 2017.

JAnderson
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dixita Patel 243 Welch Road Nashville TN 37211	New Owner	Tax Parcel ID No. 133-15-0-067.00

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, **William Mason Hunter, IV, and William Mason Hunter, IV as Custodian for Ava Elizabeth Hunter, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dixita Patel and Alka Patel, as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 34, as shown on the map entitled Herbert Heights Section One, of record in Plat Book 3500, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daisye S. Ramsay, by County Court Clerk's D eed from R. E. Worrall, Clerk of the County Court at Nashville, for Davidson County, Tennessee, of record in Book 4943, page 579 , dated August 18, 1975 , said Register's Office.

Daisye S. Ramsay died on or about December 21, 2011. Her Last Will and Testament was filed in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 12P161. Pursuant to the First Codicil to said Last Will and Testament, the subject property was devised to William Mason Hunter IV and Ava Elizabeth Hunter.

Being further conveyed to William Mason Hunter, IV and William Mason Hunter, IV as Custodian for Ava Elizabeth Hunter, as joint tenants with right of survivorship, by Executors' Quitclaim Deed from Sara Lynn Hunter and Rebecca Ramsay, as Co-Executors of the Estate of Daisye S. Ramsay, of record in Instrument No. 20120502-0037819, dated April 16, 2012, said Register's Office. See also Scrivener's Affidavit of record in Instrument No. _____.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 133-15-0-067.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 3500, page 28, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3535, page 11, said Register's Office.

This is improved property located at 243 Welch Road Nashville TN 37211

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 7th day of February, 2017.

William Mason Hunter, IV

William Mason Hunter, IV, as Custodian for Ava Elizabeth Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 7th day of February, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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KATE ROSENTHAL
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