Davidson County DEEDWARR
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Fees:13.00 Taxes:888.00
20170222-0017741

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$240,000.00.**

Affiant

Subscribed and sworn to before me this 17 day of February, 2017

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

HALE E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Alpeshkumar Patel | SAME | 108-12-0-B-035.00CO |
| 3488 Harborwood Circle | | |
| Nashville, TN 37214 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sanjay B. Kuber and wife, Jagruti R. Patel**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alpeshkumar Patel and Anjana A. Patel, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:**

**Being Lot No. 182 on the plan of Harborview, of record in Book 6900, page 756, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Sanjay B. Kuber, married, by deed from Aaron C. DeMatteo and Ashley L. DeMatteo, husband and wife, on January 10, 2008, of record in Instrument Number 20080123-0006881, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 6900, page 756, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10125, page 494; Book 10344, page 233; Book 7471, page 26; Book 7732, page 749; Book 8856 ,page 361; Book 7646, page 142; Book 8263, page 534; Book 7646, page 147; Book 8271, page 863; Book 7646, page149; Book 8297, page 380; Book 7647, page 648; and Book 8634, page 19, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3488 Harborwood Circle, Nashville, TN 37214**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever 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 hands this February 13, 2017.

Sanjay B. Kuber

Sanjay B. Kuber

Jagrati R. Patel.

~~Jagrati R. Patel~~

Jagruti R. Patel

STATE OF Indiana
COUNTY OF Hamilton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sanjay B. Kuber and Jagrati R. Patel** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained. Jagruti

WITNESS my hand and Official Seal at office this February 13 2017

My commission expires 2/18/17

Notary Public

STATE OF INDIANA NOTARY PUBLIC SEAL

Christie J.W. Spurling
Resident Of
Hamilton County
My Commission Expires:
2/18/2017

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN