11816

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2017

Hilary Mohsenzad
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Puja Kandarp Patel	New Owner	09214a10100co
(NAME)	(NAME)	
34 Willow Green Dr.		
(ADDRESS)	(ADDRESS)	
Jackson TN 38305		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170023285 DEEDWARR
Recvd: 03/20/17 10:19 2 pgs
Fees:13.00 Taxes:2660.30
20170320-0026735

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Bradley L. Barrett Sr. and Patricia Diane Barrett,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Puja Kandarp Patel, married** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 101 as shown on Exhibit E (Plat Exhibit) of the Declaration Establishing Artesia Condominiums of record in Instrument Number 20090706-0062835, Register's Office for Davidson County, Tennessee. Also conveyed is all right, title and interest of Grantor in and to the Common Elements and Limited Common Elements (as defined in the Declaration).

Being the same property conveyed to Bradley L. Barrett Sr. and wife, Patricia Diane Barrett, by Warranty Deed from Bank of Camden, of record in Instrument No. 20140619-0053707, Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 2905 - Apt.101 Parthenon Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hands this 15th day of March, 2017.

Bradley L. Barrett Sr.

Patricia Diane Barrett

State of Tennessee
County of Williamson

Personally appeared before me Bradley L. Barrett Sr. and Patricia Diane Barrett, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of March, 2017.

Notary Public _____
My Commission Expires _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 11816