AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

RECORD AND ~~RETURN TO~~:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178735

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170030469 DEEDWARR
Recvd: 04/11/17 10:54 2 pgs
Fees: 13.00 Taxes: 499.50
20170411-0035292

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $135,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2017.

NOTARY PUBLIC

My commission expires: 7-30-2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chandrakant Patel and Bharti Patel 525 Sandpiper Circle Nashville TN 37221	Same address as new owner	054 09 0 027.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Five Thousand and 00/100 Dollars ($135,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JANET M. CARPENTER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHANDRAKANT PATEL AND BHARTI PATEL, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 9, Section 2, on the Plan of Life & Casualty Insurance Company's Subdivision, at Old Hickory, Tennessee, as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee. Also being Lot "E" on the unrecorded plan of the re-subdivision of said Lot 9 described according to a survey made by John Kohl, Surveyor, dated January 17, 1972, as follows:

Beginning in the center of Anthony Avenue at a point 375 feet south of the center line of Pitts Avenue, being the southwest corner of the property conveyed to Garnett Loftin Jenkins and wife, by deed from Wesley S. Combs and wife of record in Book 1583, page 131, Register's Office for Davidson County, Tennessee. Being also the corner of Lots "E" and "F;" thence with the line between said two lots, eastwardly 246.5 feet; thence South 6 deg. 13' West 100 feet to the corner of Lots "D" and "E"; thence with the line between said two lots westwardly 246.9 feet to the center of said Anthony Avenue; thence with the center of same, North 6 deg. 27' East 100 feet to the beginning.

Being the same property conveyed to Roy H. Carpenter, Jr. and wife, Janet M. Carpenter, by Warranty Deed from William P. Riggan and wife, Teresa Riggan, dated 3/14/1977, recorded 3/15/1977, of record in Book 5124, page 460, in the Register's Office for Davidson County, Tennessee. The said Roy H. Carpenter, Jr. having since

died on 11/19/2013, leaving Janet M. Carpenter as surviving tenant by the entirety.

The address of the herein described property is believed to be 218 Anthony Avenue, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of March, 2017.

JANET M. CARPENTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Janet M. Carpenter, 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 seal, this the 31st day of March, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19