BOX 10-B

BILL GARRETT, Davidson County
Trans: T20170043317 DEEDWARR
Recvd: 05/22/17 12:09 2 pgs
Fees: 13.00 Taxes: 514.30
20170522-0050561

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Diondria Sparks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF MAY, 2017.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JATIN PATEL	**SAME**	**090-11-0A-038.00-CO**
(NAME) **402 VAIL RUN**	(NAME)	
(ADDRESS) **MOUNT JULIET, TN 37122**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ERNEST LIPFORD AND WIFE, DIONDRIA SPARKS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JATIN PATEL,** HEREINAFTER CALLED THE GRANTEE, HIS 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. N-138, on the Horizontal Property Regime for Rock Harbor Condominium, as recorded in the Master Deed of record in Book 6153, page 421, restated in Book 6162, page 251, amended in Book 7369, page 206, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description. Together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Ernest Lipford and wife, Diondria Sparks, from Barbara S. Parrish, unmarried, by deed dated September 22, 2016, of record in Instrument No. 20160923-0100699, said Register's Office.

See Limited Power of Attorney for Ernest Lipford being recorded simultaneously herewith of record in Instrument No. 20170522-0050560, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 4460, page 71; Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 6153, page 421, Book 6162, page 251 and Book 7369, page 206, By-Laws amended in Book 6896, page 661, Instrument No. 20060712-0083758 and Instrument No. 20100121-0005427; Flowage easement granted to the United States of America in connection with operation of Cheatham Lock and Dam Project of record in Book 2147, page 42; Easement reserved in Deed for ingress/egress purposes of record in Book 4196, page 206; and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **515 BASSWOOD AVE., UNIT N-138, NASHVILLE, TN 37209**
(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 our hands this 19th day of May, 2017.

Ernest Lipford by Diondria Sparks his Attorney-in-Fact

ERNEST LIPFORD
By: Diondria Sparks, Attorney-in-Fact for Ernest Lipford

Diondria Sparks

DIONDRIA SPARKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Diondria Sparks,** the bargainor, 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 19th day of May, 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2017, before me personally appeared **Diondria Sparks, Attorney in Fact for Ernest Lipford**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ernest Lipford, and who acknowledged that she executed the same as the free act and deed of Ernest Lipford.

Witness my hand and official seal at office this 19 day of May, 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public