29806-5 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170059091 DEEDWARR
Recvd: 07/11/17 09:46 2 pgs
Fees:13.00 Taxes:4810.00
20170711-0069489

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2017.

Notary Public

My commission expires: 1-6-2021

(AFFIX SEAL)

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Samir Patel and Bina Patel	"New Owner(s)"	130-07-0-041.00
4304 Harding Place		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Zahra S. Qualkenbush, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samir Patel and Bina Patel, husband and wife

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 Lot No. 191C, on the Plan of re-subdivision Parts Royal Oaks, of record in Book 974, Pages 4 and 5, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Zahara S. Qualkenbush, married, by Warranty Deed dated November 22, 2006, from Timothy J. Byron and Verneda M. Byron, of record in Instrument No. 20061127-0145508, Register's Office for Davidson County, Tennessee. The said Zahara S. Qualkenbush and Zahra S. Qualkenbush are one and the same person.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 974, Pages 4 and 5, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

The property conveyed herein is not the place of residence of the Grantor or her spouse.

This is improved property, known as **4304 Harding Place, Nashville, TN 37205**

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 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 hand(s) this **26th** day of **June, 2017.**

Zahra S. Qualkenbush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Zahra S. Qualkenbush,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **June, 2017.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____