WARRANTY DEED



|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$189,000.00
| Kimberly Beard
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|17th DAY OF July 2017
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL) 1-8-19

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 172
Kiran Patel 7001 Lenox Village Drive #A-12 Nashville, Tennessee 37211	New Owner _____, __ _____	GROUP 12 0D PARCEL 012.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Frank Persinger, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

KIRAN PATEL AND NEHA 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 Unit No. A-12 of The Town Center Homes at Lenox Village, A Condominium, a Horizontal Property Regime, as shown on the plat of Section One, The Town Center Homes at Lenox Village, Condominium Apartments, of record in Instrument No. 200312120178492 and Exhibit "B" at Instrument No. 200312120178492, said Register's Office, and described in Master Deed Restrictions of record in Instrument No. 200203150032825, as supplemented in Instrument No. 200212260158459, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Town Center Homes of Lenox Village, Condominium Apartments, contained in the aforesaid Master Deed Restrictions as supplemented, and By-laws appended thereto are incorporated herein by reference and made a part hereof as though copied herein.

Being the same property conveyed to Franklin Persinger, single by deed from Ronald M Fryou and Stephen L Fryou, of record in Instrument No 20131004-0104627, Register's Office for said County, dated September 30, 2013, and Recorded on October 4, 2013

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **7001 Lenox Village Drive #A-12, Nashville, Tennessee 37211**.

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.

BILL GARRETT, Davidson County
Trans:T20170061734 DEEDWARR
Recvd: 07/19/17 12:15 2 pgs
Fees:13.00 Taxes:699.30



20170719-0072789

WITNESS my hand and official seal at office this 17th day of July, 2017.

Frank Persinger

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Frank Persinger, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Closing Service:
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200
Mt. Juliet, TN 37122

Document Preparer:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027