THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712568** BILL GARRETT, Davidson County Trans:T20170062171 DEEDWARR Recvd: 07/20/17 11:17 2 pgs Fees:13.00 Taxes:1258.00 20170720-0073354	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2017. Notary Public My Commission Expires: SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-11-2017

WARRANTY DEED

Address New Owner: Dilan Patel 3314 WEST END AVE #402 Nashville. TN 37203-0917	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104060B40200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John W. Goff, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dilan Patel,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Apartment Unit No. 402 of The Park Road Condominium created under Title 64, Sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5845, Page 831, amended at Instrument Nos. 20071213-0143676, 20130723-0076094 and 20140627-0056472, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Book 5200, Page 390, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to John W. Goff, unmarried by Warranty Deed from David C. Waggoner, unmarried, recorded on the 5th day of March, 2002 in Instrument No. 20020305-0027458, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE PARK ROAD CONDOMINIUM, as recorded in Plat Book 5200, Page(s) 390.

Charter of Homeowners Association recorded in Book 5845, Page 824 and Instrument No. 20071221-0146695.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE PARK ROAD

CONDOMINIUM of record in Book 5845, Page 831, as amended by instrument(s) of record in Instrument Nos. 20071213-0143676, 20130723-0076094 and 20140627-0056472.

Easement for Underground Utilities, recorded in Instrument No. 20020830-0105416.

This is improved property located at 3314 WEST END AVE #402 Nashville TN 37203-0917

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2017.

John Walter Goff

John W. Goff

Donald W Goff AIF

BY: Donald W. Goff, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald W. Goff, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for John W. Goff, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019