WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/17 11:39 2 pgs
Fees:13.00 Taxes:1809.30
20170726-0075609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 20, 2018
(AFFIX SEAL)

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Divya B. Patel and Nidhi Patel	Volunteer Mortgage, Inc.	007 14 0A 030.00
(NAME)	(NAME)	
2201 Kayla Dr.	One Vantage Way, Suite E240	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Eighty-Nine Thousand And No/100 Dollars ($489,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Arles B. Greene**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Divya B. Patel and Nidhi 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 (s) 30, as shown on the map entitled Greenview Estates, Dickerson Pike, of record as Instrument No. 20011213-0137531, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory J. Tomlin and wife, Amanda L. Tomlin by Installment Deed from Arles B. Greene, a married man dated December 23, 2011 and recorded January 9, 2012 as Instrument No. 20120109-0002049, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Arles B. Greene by Quitclaim Deed from Gregory J. Tomlin and wife, Amanda L. Tomlin dated May 25, 2017 and recorded June 15, 2017 as Instrument No. 20170615-0060272, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 2201 Kayla Dr., Goodlettsville, TN 37072

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, has 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 24 day of July, 2017

Arles B. Greene by Wesley Greene attorney in fact

Arles B. Greene by Wesley Greene, attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Wesley Greene , 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 Arles B. Greene, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Arles B. Greene, for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2017.

Notary Public

My Commission Expires: My Commission Expires March 20, 2018

(SEAL)

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of electronic version of the attached document tendered for registration herewith and that this is true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2019

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