BILL GARRETT, Davidson County
Trans:T20170064877 DEEDWARR
Recvd: 07/28/17 10:29 3 pgs
Fees:18.00 Taxes:588.30
20170728-0076588

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Bhavinkvmar B. Patel
604 Weatherbeaten Place
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
Owners

MAP-PARCEL:
064-12-0-A-604.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Bobby H. Capers, Jr.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bhavinkvmar B. and Monal B. Patel,** 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. 604 on the plan of Fox Run Condominium Apartments, Second revision of part of Section Two - and First revision of part of Section 1, of record in Book 6250, Page 118, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherron D. Capers, unmarried and Bobby H. Caper, Jr., Married by deed from Mildred H. Waldrop, unmarried, dated May 14, 2015 of record in Instrument #201505070041797, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Master Deed for Section One in Book 4956, Page 582; Master Deed for Section Two in Book 5535, Page 713, corrected by Book 5895, Page 516 and Book 5936, Page 301, amended by Book 6370, Page 817, and Book 8510, Page 95; Setion One By-Laws in Book 4956, Page 590, amended and restated by Instrument #201206200053936, see also Book 5174, Page 609; Amendment for Section One and Two iin Book 5548, Page 852, and Book 5564, Page 582 and Book 5896, Page 1 and Book 8510, Page 100; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **604 Weatherbeaten Place Hermitage, TN 37076.**

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

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 26th day of July, 2017.

Bobby H. Capers, Jr. as Personal Representative
For The Estate of Sherron D. Capers

Bobby H. Capers, Jr.

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby H. Capers, Jr., the bargainor(s) with whom I am personally acquainted (or 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 and official seal this 26th day of July, 2017.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.1.20

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby H. Capers, Jr. as Personal Representative of the Estate of Sherron D. Capers, the bargainor(s) with whom I am personally acquainted (or 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 and official seal this 26th day of July, 2017.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.1.20

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater for this transfer is $159,000.00.

Debbie Damal
AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 9/22/20

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY