File Bof
24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170065719 DEEDWARR
Recvd: 08/01/17 09:32 2 pgs
Fees:13.00 Taxes:1295.00
20170801-0077725

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Hemal Kumar Patel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hemal Kumar Patel Archana H. Patel	Mortgage Investors Group	10900000600
(NAME)	(NAME)	
822 S Cumberland Street	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Katherine L Colson, a single widow,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hemal Kumar Patel and Archana H. Patel, as 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 3525 Bell Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 27th day of July, 2017.

Katherine L. Colson
Katherine L Colson

State of Tennessee
County of Williamson

Personally appeared before me Katherine L Colson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of July, 2017.

Ann B. Waddell

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

File No.: 2017-036

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at an iron pin set on the southeasterly margin of Pleasant Hill Road, said pin being the southwest corner of the Terry E. Kemp property, as of record in Book 5634, page 186, Register's Office for Davidson County, Tennessee, said pin also being at a point 40 feet off the center line of said road; thence leaving said margin of road and running along the southern line of said Kemp property S 36 deg. 30' 51" E, 67.91 feet to an iron pin; thence S 36 deg. 11' 53" E, 132.96 feet to an iron pin; thence S 32 deg. 56' 00" E, 207.96 feet to an iron pin, said pin being the southeast corner of the Kemp property and in the north line of U.S. Government Property; thence running along the north line of said Government Property N 87 deg. 40' 08" W, 230.90 feet to a T-Bar; thence N 4 deg. 54' 44" W, 9.69 feet to an iron pin; thence N 87 deg. 17' 15" W, 143.46 feet to an iron pin in the southeasterly margin of Pleasant Hill Road, said pin being 40 feet off the center line of said road; thence continuing along said margin of said road, N 25 deg. 14' 05" E, 98.41 feet to a point; thence, along a curve to the left having a radius of 1, 472.50 feet, a distance of 210.88 feet to an iron pin and the point of beginning.

Being the same property conveyed to William M. Colson and Katherine L. Colson, husband and wife, by deed from Alma T. Crockett dated June 1, 2007, of record in Instr. No. 20070604-0066243, Register's Office for Davidson County, Tennessee. William M. Colson died on September 20, 2015 vesting property in Katherine L. Colson as surviving spouse.