WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176824

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176824

BILL GARRETT, Davidson County
Trans: T20170070330 DEEDWARR
Recvd: 08/14/17 13:50 2 pgs
Fees: 13.00 Taxes: 999.00
20170814-0083233

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2017.

Notary Public
My Commission Expires: 11-3-20

DAVIDSON COUNTY JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Miten Patel 342 Homestead Rd Nashville, TN 37207	New owner	82-8-305.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($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, We, **Julius A. Sloss, a married man, and Patricia D. Wright, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Miten Patel, unmarried man**, 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 No. 15 of the Block "C" on the Plan of Eastwood Addition, as of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the northerly side of Chicamauga Avenue and extends back northerly between parallel lines 150 feet to an alley.

Being the same property conveyed to Julius A. Sloss and Patricia D. Wright by Personal Representatives' Deed from The Estate of Alice M. Sloss, dated June 5, 2017, recorded June 12, 2017, of record in Instrument No. 20170612-0058546, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Alice M. Sloss by Quitclaim Deed from Alice M. Sloss, Executrix of the Estate of Clinton Sloss, dated March 15, 2007, recorded March 16, 2007, said Register's Office. The said Alice M. Sloss having since died, property being conveyed in accordance with the terms of the Last Will and Testament of Alice M. Sloss, deceased, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-1411.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: 903 Chicamauga Avenue, Nashville, TN 37206

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Granto paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 10th day of August, 2017.

Julius A. Sloss

Patricia D. Wright

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Julius A. Sloss**, **Patricia D. Wright**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of August, 2017.

Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires APRIL 28, 2019