WARRANTY DEED

Bill Garrett Davidson County
Batch# 5375 **DEEDWARR**
09/27/2017 03:12:37 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20170927-0099058

State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 10/29/18

(AFFIX SEAL)

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Praveen Patel	Same	Map 116-8
(NAME)	(NAME)	
826 S. Cumberland Street	Same	Parcel 91.00
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087	Same	
(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, We, **Matthew Haber and Ellen Haber, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Praveen Patel, Paresh Patel, Dharmesh Patel, and Pareshkumar S. 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 Lot No. 5 of Block " A", on the Map of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee, and further described as Lot No. 5 fronts 75 feet on the southerly side of Woodmont Boulevard and runs back 180 feet between parallel lines.

Being the same property conveyed to Matthew Haber and wife, Ellen Haber by Special Warranty Deed, from Wells Fargo bank, N.A., Successor by Merger to Wells Fargo Bank Southwest, NA, FKA Wachovia Mortgage, FSB, FKA World Savings Bank, FSB filed for record on August 4, 2010 in Instrument No. 20100804-0061239, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4009 Woodmont Blvd., Nashville, TN 37205
(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 25th day of September, 2017.

Matthew Haber

Ellen Haber

State of Tennessee
County of Davidson

Personally appeared before me Matthew Haber and Ellen Haber, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of September, 2017.

Notary Public Robert L. Scruggs

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

My Commission Expires: _____

File No.: 38143