Bill Garrett Davidson County
Batch# 9545 DEEDWARR
10/09/2017 09:23:50 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20171009-0103152

Prepared By ~~& Return To:~~
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
17-1568TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-DD-17-1267-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE .

Notary Public

Commission Expiration: 10-7-19

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
1516 Hampton St Dharmesh Patel and Sunita Patel ~~1259, 1263, 1267 N. Avondale Circle~~ Nashville, TN 37207	**SAME AS NEW OWNER.**	071 02 0 019.00, 071 02 0

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Shelby J. Kerr and Joe Kerr, wife and husband**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dharmesh Patel and wife, Sunita 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:

D. S

Property known as 1259, 1263, & 1267 N. Avondale Circle Nashville, TN 37207, County of Davidson to wit:

Land Situated in Davidson County, Tennessee, being Lot Nos. 41,42, and 43 in E.C. Scruggs First Addition to Avondale, as recorded in Book 161, Page 13, Register's Office for Davidson County, Tennessee.

Lot No. 42 and 43 front 50 feet each on the northerly side of Avondale Circle and extend back northerly between parallel lines 149 feet, more or less, to an alley. Lot 41 fronts 50 feet on the northerly side of Avondale Circle and extends back 149 feet, more or less and measures 42 feet on the alley.

Being the same property conveyed to Shelby J. Kerr by deed from H. T. Cobb, Jr and Fred J. Cobb dated 06/19/1995 filed and recorded 06/21/1995 of record in Book 9707, Page 815, said Register's Office.

Tax Map and Parcel ID is as follows 071 02 0 019.00, 071 02 0 020.00, and 071 02 0 021.00.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1259, 1263, 1267 N. Avondale Circle, Nashville, TN 37207

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 unemcumbered, 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 hand this .

Shelby J. Kerr

Joe Kerr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this , before me personally appeared **Shelby J. Kerr and Joe Kerr, wife and husband**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this .

Notary Public

Commission Expiration: 9-22-2020

CARRIE ANN PORTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE