THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170612391

Bill Garrett Davidson County
Batch# 11216 **DEEDWARR**
10/10/2017 03:57:19 PM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20171010-0104053

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $570,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of October, 2017.

Notary Public
My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin W. Leach and Kerry D. Leach 118 Gilman Avenue Nashville, TN 37205	New Owner	Tax Parcel ID No. 06107004700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gautam K. Patel** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin W. Leach and Kerry D. Leach, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Broadmoor, Section 2, Block J, as of record in Plat Book 547, Page 174, Register's Office for said County, and being described as follows:

Said Lot No. 1 fronts 65.0 feet on the Westerly side of Gallatin Pike and extends back between parallel lines 165 feet to a dead line in the rear on which measures 65 feet thereon.

Tract II:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 2 of Block "J" on the Plan of Broadmoor, Section 2, as of record in Book 547, Page 174, Register's Office for said County, described according to a survey made by Yokley and Waggoner, Engineers, August 31, 1953, as follows:

Beginning at a point on the Westerly margin of the Gallatin Road, at the Northeast corner of Lot No. 1 on said plan; thence with the Westerly margin of said road, Northwardly 47 feet; thence Westwardly 165 feet to the Eastern boundary line of Lot No. 23 on said plan; thence with the line between Lots Nos. 2 and 23, Southwardly 46.5 feet to the Northwest corner of said Lot No. 1.; thence with the Northern boundary line of said Lot No. 1, Eastwardly 165 feet to the beginning.

Being the same property conveyed to Gautam K. Patel by General Warranty Deed from Charles Daniels, Jr. and wife, Sherry B. Daniels, recorded on the 31st day of May, 2006 in Instrument No. 20060531-0063702, in the Register's Office of Davidson County, Tennessee.

Subject property is not primary residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions,

covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROADMOOR, SECTION 2, as recorded in Plat Book 547, Page(s) 174.

This is improved property located at 4701 GALLATIN PIKE Nashville, TN 37216-1736.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 6th day of October, 2017.

Gautam K. Patel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gautam K. Patel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018