Bill Garrett Davidson County
Batch# 16327 DEEDWARR
10/23/2017 08:57:58 AM 2 pgs
Fees: $13.00 Taxes: $1,094.79
20171023-0108007

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1863

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,888.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of October, 2017

Notary Public
Commission Expires: 9/10/18

COUNTY OF DAVIDSON * SUSAN L HEINRICH * STATE OF TENNESSEE NOTARY PUBLIC

Recorded &
Return to:
Chapman & Rosenthal Title
2002 Richard Jones Rd
Nashville, TN 37215

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shruti Sakhare 5888 Woodlands Ave Nashville, TN 37211	New Owner	172-03-0A-002.00-CO

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, I/WE,

Allen R. Patin, Jr. and wife, Heather Patin, as tenants by the entirety

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shruti Sakhare, a married woman

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. 2 on the Plan of The Woodlands, Phase I, Section I of record in Plat Book 6900, Pages 498 and 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allen R. Patin, Jr. and wife, Heather Patin, as tenants by the entirety by Warranty deed from Henry Herbert and wife, Rene Herbert of record in Instrument No. 20140429-0035967 Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on April 29, 2014.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5888 Woodlands Ave, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of October, 2017.

Allen R. Patin, Jr. by Alice Charron, as attorney in fact
Allen R. Patin, Jr., by Alice Charron as Attorney in Fact

Heather Patin by Alice Charron as attorney in fact
Heather Patin, by Alice Charron as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, **Alice Charron,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Allen R. Patin, Jr.,** and acknowledged that he executed the same as the free act and deed of the said **Allen R. Patin, Jr.,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20171023-0108006, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of October, 2017.

(Notary Seal) COUNTY OF DAVIDSON SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: 9/10/18

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, **Alice Charron,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Heather Patin,** and acknowledged that he executed the same as the free act and deed of the said **Heather Patin,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20171023-0108005, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of October, 2017.

Notary Public
My Commission Expires: 9/10/18

(Notary Seal) COUNTY OF DAVIDSON SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC