Bill Garrett Davidson County
Batch# 30371 DEEDWARR
11/27/2017 04:11:56 PM 3 pgs
Fees: $18.00 Taxes: $7,215.00
20171127-0120933

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive
Nashville, TN 37216
FILE NO. 1406

WARRANTY DEED

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 1,950,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/18/2017

THIS INSTRUMENT WAS PREPARED BY
Title Professionals of Tennessee, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SANJAY PATEL **821 Murfreesboro Pike** **Nashville, TN 37217**	**S A M E**	**09315012000**

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, **J. D. EATHERLY, a married man, and LAURA B. RILEY AND JOHN W. BARTON, III, being all the heirs at law of CAROLYN M. BARTON, DECEASED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANJAY PATEL**

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Barton Subdivision of record in Book 8250, page 440, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Carolyn M. Barton from John W. Barton, Jr., by Quitclaim Deed dated 11/18/2011 and recorded on 11/21/2011 of record in Instrument Number 20111121-0091081, Register's Office for Davidson County, Tennessee and being the same property conveyed to J. D. Eatherly, John W. Barton and wife, Carolyn M. Barton from Ann M. Edenfield by Quitclaim Deed dated 7/25/1995 and recorded 10/5/1995 of record in Book 9819, page 834, said Register's Office and being the same property previously conveyed to J. D. Eatherly, John W. Barton and wife, Carolyn M. Barton, from David J. Johnson, a partner of Lafayette Street Partners, by Quitclaim Deed dated 6/28/1995 and recorded 7/12/1995 of record in Book 9728, page 949, said Register's Office and being the same property conveyed to J. D. Eatherly, John W. Barton and wife, Carolyn M. Barton, from Lucille G. Edenfield by Quitclaim Deed dated 7/5/1995 and recorded 7/12/1995 of record in Book 9728, page 947, said Register's office and being the same property previously conveyed to J. D. Eatherly, John W. Barton and wife, Carolyn M. Barton, from John C. Henry, Trustee of the John Estin Davis Trust and Kimberly Ann Davis Trust and Lafayette Street Partners, a partnership composed of Don Davis and Harry Russell, by Warranty Deed dated 4/1/1983 and recorded 5/1/1995 of record in Book 9659, page 770, said Register's office and being the same property previously conveyed to J. D. Eatherly, as to an undivided one-half interest, and John W. Barton and wife, Carolyn M. Barton as to an undivided one-half interest, from Metropolitan Development and Housing (formerly the Nashville Housing Authority) by Quitclaim Deed dated 9/30/1983 and recorded 1/29/1988 of record in Book 7459, page 460, said Register's Office. Carolyn M. Barton passed away 9/20/2017. Her interest passed to her heirs, Laura B. Riley and John W. Barton, III, under her Will dated 8/31/2012, filed as part of the Estate of Carolyn M. Barton, Docket #17P1822, Davidson County Circuit Court – Probate Division.

This is investment property and is not and never has been the residence of any of the Grantors nor their spouses.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the above described property in fee simple and that Grantor has good right and lawful authority to sell and convey the property. Grantor hereby warrants and agrees to forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

Unimproved ( )
This is improved (X) property known as **76 Lafayette Street, Nashville, Tennessee 37203**

WITNESS our hands this 21st day of November, 2017.

J. D. EATHERLY

THE ESTATE OF CAROLYN M. BARTON

By: Laura B. Riley
LAURA B. RILEY, Co-Executor

By: J W Barton III
JOHN W. BARTON, III, Co-Executor

By: Laura B. Riley
LAURA B. RILEY, Beneficiary

By: J W Barton III
JOHN W. BARTON, III, Beneficiary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named J. D. EATHERLY, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 21st day of November, 2017.

Marka L. Nettle
NOTARY PUBLIC

My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of November, 2017, personally appeared LAURA B. RILEY AND JOHN W. BARTON, III, as Co-Executors of the ESTATE OF CAROLYN M. BARTON, deceased, and being all of the heirs at law of the said CAROLYN M. BARTON, deceased, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) acknowledged that they executed the same as the free act and deed of the said LAURA B. RILEY AND JOHN W. BARTON, III, as Co-Executors of the ESTATE OF CAROLYN M. BARTON.

WITNESS my hand and official seal at Nashville, Tennessee on this 21st day of November, 2017.

Marka L Nettle
NOTARY PUBLIC

My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of November, 2017, personally appeared JOHN W. BARTON, III and LAURA B. RILEY, as beneficiaries of the ESTATE OF CAROLYN M. BARTON, deceased, and being the sole beneficiaries of the said CAROLYN M. BARTON, deceased, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) acknowledged that they executed the same as the free act and deed of the said LAURA B. RILEY AND JOHN W. BARTON, III, as sole beneficiaries of the ESTATE OF CAROLYN M. BARTON.

WITNESS my hand and official seal at Nashville, Tennessee on this 21st day of November, 2017.

Marka L. Nettle
NOTARY PUBLIC

My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY