 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 156,000.00 Affiant Subscribed and sworn to before me, this 16th day of February, 2018. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 60759 **DEEDWARR**
02/21/2018 10:37:09 AM 2 pgs
Fees: $13.00 Taxes: $577.20
20180221-0016407

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael James Tighe	Michael James Tighe	090-11-0A-138.00-CO
515 Basswood Ave #N-138	515 Basswood Ave #N-138	
Nashville, TN 37209	Nashville TN 37209	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jatin Patel, married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael James Tighe, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. N-138, on the Horizontal Property Regime for Rock Harbor Condominium, as recorded in the Master Deed of record in Book 6153, Page 421, restated in Book 6162, Page 251 and amended in Book 7369, Page 206, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description. Together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

BEING the same property conveyed to Jatin Patel, married, by Warranty deed from Ernest Lipford and wife, Diondria Sparks of record in Instrument No. 20170522-0050561 Register's Office for Davidson County, Tennessee, dated May 19, 2017 and recorded on May 22, 2017. This house never having been a marital residence.

This is improved property known as **515 Basswood Ave, UNIT N-138 Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of February, 2018.

Jatin Patel

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, Jatin Patel, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of February, 2018.

Notary Public
My Commission Expires: 4.24.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 18-001022-526