Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0152

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of March, 2018

Notary Public
Commission Expires: _____

FRANCES WYMONETT ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DICKSON

Bill Garrett Davidson County
Batch# 69152 DEEDWARR
03/15/2018 09:13:50 AM 2 pgs
Fees: $13.00 Taxes: $817.70
20180315-0024303

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brijesh Patel 131 Cherokee Place Antioch, TN 37013	~~CASH~~ New Owner	148-07-0-112.00

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,

Todd Kane, unmarried

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

Brijesh Patel and wife, Anjanaben A. 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:

Land in Davidson County, Tennessee, being Lot No. 858 on the Plan of Section Eight, Cherokee Hills of record in Plat Book 3700, Page 154, 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 Todd Kane, unmarried by Warranty deed from Gertrude Mason of record in Instrument No. 20070716-0084227 Register's Office for Davidson County, Tennessee, dated June 22, 2007 and recorded on July 16, 2007.

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: 131 Cherokee Place, Antioch, TN 37013.

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 9th day of March, 2018.

Todd Kane

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~Davidson~~ HILLSBOROUGH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Todd Kane, unmarried

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.

Witness my hand and official seal at ~~Antioch~~, ~~Tennessee~~ VALRICO FLORIDA this 9th day of March, 2018.

Notary Public

My Commission Expires:

NINA BONIFIELD
Notary Public, State of Florida
Commission# FF 199351
My comm. expires Feb. 12, 2019

(Notary Seal)