This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

File Number: 1-18-1759

Bill Garrett Davidson County
Batch# 86249 **DEEDWARR**
04/30/2018 12:17:07 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00

20180430-0040407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2018

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Pratik S. Patel Sweetyben S. Patel Shashikant R. Patel Sarojben S. Patel 700 Stokley Glen Old Hickory, TN 37138	New Owner	63-4-A-47.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mohammad T. Oftadeh**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pratik S. Patel and wife, Sweetyben S. Patel and Shashikant R. Patel and wife, Sarojben S. Patel**, hereinafter called the Grantee(s), 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 all of Lot No. 31, Division of Lot 31, Cleveland Hall Subdivision, Phase 4 – Revision 2, as the same appears on survey and plat of record in Instrument No. 20170123-0007307, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being a portion of the property conveyed to Mohammad T. Oftadeh by Warranty Deed from Paresh D. Patel and Dipti Patel, husband and wife, dated April 19, 2016, recorded May 23, 2016, of record in Instrument No. 20160523-0051593, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This Instrument executed on behalf of Mohammad T. Oftadeh ("Principal") by Ali Shahosseini pursuant to the Power of Attorney of record in Instrument Number 20160825-0088839, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **700 Stokley Glen, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever 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, Grantor has executed this instrument on this 27th day of April, 2018.

GRANTOR:

Mohammad T. Oftadeh, by
Ali Shahosseini, His Attorney-in-Fact

By Ali Shaho Attrny in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Shahosseini, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Mohammad T. Oftdadeh ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 27th day of April, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

C. M. Corriveau
Notary Public
My Commission expires: 3/8/2021

EXHIBIT "A"
TO Warranty Deed
From: Mohammad T. Oftadeh
To: Pratik S. Patel and Shashikant R. Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 27th day of April, 2018.

Notary Public
My Commission Expires: 3/8/2021

