RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW180565

Bill Garrett Davidson County
Batch# 100547 DEEDWARR
06/05/2018 10:11:18 AM 2 pgs
Fees: $13.00 Taxes: $1,080.03

20180605-0053560

WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018.

NOTARY PUBLIC

My commission expires: 7/6/20

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mubarik Johnson 6025 Port Anadarko Trail Hermitage, TN 37076	new owner	097-08-0-026.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety One Thousand Nine Hundred and 00/100 Dollars ($291,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RUXMANI V. PATEL, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MUBARIK JOHNSON, A MARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 288 of Lake Park Subdivision, Section 8 as of record in Book 4885, page 184, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ruxmani V. Patel, by Quitclaim Deed from Raman G. Dayal, dated 12/31/2002, recorded 1/27/2003, of record in Instrument No. 20030127-0010950, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Raman G. Dayal and wife, Kusum K. Dayal by Warranty Deed from Lake Park Builders, Inc., dated 8/31/1979, recorded 9/4/1979, of record in Book 5493, page 32, in the Register's Office for Davidson County, Tennessee. The said Kusum K. Dayal having since died, vesting title in Raman G. Dayal as surviving tenant by the entirety.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-18-6025

The address of the herein described property is believed to be 6025 Port Anadarko Trail, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of May, 2018.

R. V. Patel

RUXMANI V. PATEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ruxmani V. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of May, 2018.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY