Bill Garrett Davidson County
Batch# 111012 DEEDWARR
06/29/2018 01:52:22 PM 2 pgs
Fees: $13.00 Taxes: $2,071.63
20180629-0063250

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $559,900.00. Affiant Subscribed and sworn to before me, this the 25th day of June, 2018. Notary Public My commission expires:

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Manish Dubey and Aarti Atul Patil, Trustees of the Dubey-Patil Family Revocable Trust	New Owner	
375 Jacaranda Drive		105140O01000CO
Fremont, CA 34539		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **EUGENE NELSON, AKA EUGENE H. NELSON AND EUGENE HARRIS NELSON, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MANISH DUBEY AND AARTI ATUL PATIL, AKA AARTI PATIL AS TRUSTEES OF THE DUBEY-PATIL FAMILY REVOCABLE TRUST,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 10, on the Plan of Elliott Avenue Townhomes, a Horizontal Property Regime with Private Elements, under Master Deed of record in Declaration of Covenants, Conditions, and Restrictions for Elliott Avenue Townhomes, in Instrument No. 20160516-004883, Register's Office of Davidson County, Tennessee, subject to the provisions of the By-Laws for the administration thereof, shown in Exhibit "C", and said Unit No. 10, as depicted on Exhibit "B", of said Master Deed, aforesaid Register's Office.

Being a portion of the same property conveyed to Eugene H. Nelson, an unmarried person by Warranty deed from Thomas Motzny and Nicole Motzny, husband and wife of record in Instrument No. 20150624-0060761 Register's Office for Davidson County, Tennessee, dated June 23, 2015 and recorded on June 24, 2015.

Being also known as 2118 Elliot Avenue #9 Nashville, TN 37204.Being a portion of the same property conveyed to Eugene Nelson by Warranty deed from JB Partners, a Tennessee general partnership of record in Instrument No. 20120131-0008819 Register's Office for Davidson County, Tennessee, dated January 31, 2012 and recorded on January 31, 2012.

Being also known as 2118 Elliot Avenue #9 Nashville, TN 37204.Being a portion of the same property conveyed to Nelson Eugene Harris by Warranty deed from Starlene Anderson, unmarried of record in Instrument No. 20131227-0130432 Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on December 27, 2013.

Scrivener's Affidavit of record at Instrument No. 20180622-006051 corrects Grantor to Eugene H. Nelson.

Being also known as 2118 Elliot Avenue #9 Nashville, TN 37204.Being a portion of the same property conveyed to Nelson Eugene Harris by Warranty deed from Starlene Anderson, unmarried of record in Instrument No. 20131227-0130432 Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on December 27, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2118 Elliot Avenue #9, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of June, 2018.

Eugene Nelson by James Withers as Attorney-in-fact

Eugene Nelson by James Withers
As Attorney in Fact, As Recorded in Instrument Number 20180103-0001014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Withers, as Attorney in Fact for Eugene Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of June, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021