WARRANTY DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-26-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Prathana Patel	BOKF, NA DBA HomeDirect Mortgage	091-10-0-231
(NAME) 505D Lovell Street	(NAME) 7060 S. Yale Avenue	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Tulsa, OK 74136	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Sean W. O'Laughlin, now married** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Prathana Patel and Sahaj Patel , wife and husband**, hereinafter called the GRANTEE(S), their 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 Unit D, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 505 Lovell Place, of record as Instrument No. 20150331-0027559, Amendment No. 1 to Declaration of record in Instrument No. 20150430-0038506 and Amendment No. 2 to Declaration recorded in Instrument No. 20150827-0086722, and being shown on Plat attached thereto as Exhibit "C", 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 Sean W. O'Laughlin, unmarried man by Warranty Deed from Lovell Properties, LLC, dated 09/18/2015, recorded 09/25/2015, of record in Instrument No. 20150925-0097626, in the Register's Office for Davidson County, Tennessee. Sean W. O'Laughlin having since married.

Kathryn S. Fullerton, spouse of Sean W. O'Laughlin, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property described above.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 332, Page 7; Covenants, conditions, easements and restrictions of record in Instrument No. 20150331-0027559, Amendment No. 1 to Declaration of record in Instrument No. 20150430-0038506, Amendment No. 2 to Declaration of record in Instrument No. 20150827-0086722; Boundary Map of record in Instrument No. 20150420-0034782; Charter of 505 Lovell Place Homeowners' Association, Inc., of record in Instrument No. 20150414-0032786, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

File No.: 238615
Warranty Deed TN

Bill Garrett Davidson County
Batch# 114885 DEEDWARR
07/11/2018 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20180711-0067138

unimproved ☐

This is improved ☒ 505D Lovell Street, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Witness my hand this 3rd day of July, 2018.

Sean W O'Laughlin, by

By: _____, Attorney in Fact Date: 7/3/18

Sean W. O'Laughlin by Jordan Allender, Attorney in Fact

Kathryn S Fullerton by

By: _____, Attorney in Fact Date: 7/3/18

Kathryn S. Fullerton by Jordan Allender, Attorney in Fact

State of Tennessee

County of Wilson

On this 3rd day of July, 2018, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Jordan Allender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be the attorney-in-fact of Sean W. O'Laughlin and Kathryn S. Fullerton, and is authorized by them both, and hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument Number 20150331-0037659, Register's Office of Davidson County, Tennessee.

WITNESS my hand and seal this 3rd day of July, 2018.

_____

Notary Public: Tracey Trumphour

My Commission Expires: May 17, 2021

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Stewart Title Company Tennessee Division Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201807110067138

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019