Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pennington Bend Partners One, a Partnership** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kushal Patel and Bhavika Patel, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Map of River View Subdivision of record in Plat Book 547, Page 93 through 95, inclusive, 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 a portion of the same property conveyed to Pennington Bend Partners One, a Partnership by Warranty Deed from Nigar A. Enayat, Trustee of The NARDS Trust dated July 10, 2015, of record in Instrument No. 20161117-0121458, Register's Office for Davidson County, Tennessee, dated November 9, 2016 and recorded on November 17, 2016.

Being a portion of the same property conveyed to Elizabeth Hazelwood, Trustee by Quitclaim Deed from Pennington Bend Partners One, a Partnership, of record in Instrument No. 20161222-0134910 Register's Office for Davidson County, Tennessee, dated December 22, 2016 and recorded on December 22, 2016, and within the same deed the said Elizabeth Hazelwood, Trustee conveyed her interest in the subject property to Pennington Bend Partners One, a Partnership.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2207 Pennington Bend Road #3, Nashville, TN 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and 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.

Bill Garrett Davidson County
Batch# 122694 DEEDWARR
07/31/2018 01:53:00 PM 2 pgs
Fees: $13.00 Taxes: $2,349.50
20180731-0074676

WITNESS THE EXECUTION HEREOF this 26th day of July, 2018.

Pennington Bend Partners One

Adam J. Epstein, partner

James Andrew Scott Epstein, partner

State of Tennessee
County of Davidson)

On this 26th day of July, 2018, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Adam J. Epstein and James Andrew Scott Epstein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are Partners of Pennington Bend Partners One, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of Pennington Bend Partners One as Partners.

Notary Public

My Commission Expires: 11-3-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 635,000.00.

Affiant

Sworn and subscribed before me on this the 26th day of July, 2018.

Notary Public

My Commission Expires: 11/3/20

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kushal S. Patel	Guaranteed Rate, Inc.	062-13-0-146.00
2207 Pennington Bend Road #3	3940 N. Ravenswood Avenue	
Nashville, TN 37214	Chicago, IL 60613	