Bill Garrett Davidson County
Batch# 124847 DEEDWARR
08/06/2018 11:33:46 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20180806-0076976

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$330,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF July, 2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03-10-19
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 161 |
|---|---|---|
| Dixita Patel | Same | GROUP 10 0B |
| 5337 Old Village Road | , | PARCEL 128.00 CO |
| Nashville, Tennessee 37211 | | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Mark A Wolf and Teressa Wolf, husband and wife**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Dixita Patel**

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 127 on the Plat of Villages of Brentwood, Phase Ten-A, a Residential Planned unit Development, of record in Book 7900, Page 313, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark A. Wolf and Theressa M .Wolf, Husband and wife by deed from Fox Ridge Homes, Inc., of record in Book 8726, page887, Register's Office for said County, dated September 2, 1992, and Recorded on September 10, 1992.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5337 Old Village Road, Nashville, Tennessee 37211**.

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. 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 and official seal at office this 27th day of July, 2018.

Mark A Wolf

Teressa Wolf

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mark A Wolf and Teressa Wolf, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of ~~July, 2018.~~

NOTARY PUBLIC

My Commission Expires: ~~February 26~~, 2019
Mar. 10

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027