STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 130516 DEEDWARR
08/17/2018 10:49:19 AM 2 pgs
Fees: $13.00 Taxes: $1,030.45

20180817-0081749

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2018.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-2880

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dixita Patel (NAME)	Dixita Patel (NAME)	161-14-0B-231.00 CO
231 Highland Villa Circle (STREET ADDRESS)	157 Alameda Ave ~~231 Highland Villa Circle~~ (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nolensville TN 37135 ~~Nashville, TN 37211~~ (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jennifer G. Harris, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Unit 231 on the Plan of Highland Villa Condominiums, of record in Book 7278, Page 312, as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84 and Book 8199, Page 149, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer G. Harris by Deed dated September 25, 1998 from T & E Land Development, L.L.C., a Tennessee limited liability company, recorded September 28, 1998, in Book 11128, Page 944, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book6200, page 473, Register's Office for Davidson County, Tennessee.

2. Master Deed of record in Book 7278, page 312 and amended in Book 7347, page 717, Book 7352, page 630, Book 7567, page 850, Book 7470, page 153, Book 7600, page 361. Book 873, page 84, Book 8199, page 149, book 8765, page 610, Book 10871, page 232, said Register's Office.

3. Easement for Right of Way as recorded in Book 7913, page 753 and easement for water main of record in Book 8175, paeg 774, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 7278, page 310, Register's Office for Davidson County, Tennessee.

5. Bylaws of record in Book 7278, page 334 and amended in Book 8090, page 537, Book 8131, page 95, Book 8658, page 595, Book 9730, page 265, Book 9730, page 268, Book 9730, page 271, Instrument No. 20021118-0142476 and 20081210-0119221, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 231 Highland Villa Circle, Nashville, TN 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. Whenever 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/our hand(s) this 15th day of August, 2018.

Jennifer G. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2018, before me personally appeared Jennifer G. Harris, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 15th day of August, 2018.

Notary Signature
My commission expires: 6/12/21

Preston D Matthews
State of Tennessee Notary Public
Sumner County

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066