Karen Y Johnson Davidson County
Batch# 171168 DEEDWARR
12/06/2018 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20181206-0119000

WARRANTY DEED

Sondra Brown
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF NOVEMBER 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/3/2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027 .
file # 18-5275N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Neelkumar Sunilbhai Patel and Nilamben Sunilbhai Patel	Simmons Bank	070-04-0-007.00
2412 Gardner Lane	PO BOX 8010	
Nashville, TN 37207	Little Rock, AR 72203	

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,

CAROLYN L. ROBINSON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NEELKUMAR SUNILBHAI PATEL, A SINGLE MAN AND NILAMBEN SUNILBHAI PATEL, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 60 on the Plan of Haynes Heights, Section II, of record in Plat Book 2331, Page(s) 58 and 59, 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 Carolyn L. Robinson, a single person by Special Warranty Deed from First American Trust Company, as Executor of the Estate of William Augustus Reed, Jr., also Known as W. A. Reed, Jr., deceased, of record in Book 8781, Page 15, Register's Office for Davidson County, Tennessee, dated October 30, 1992 and recorded on November 09, 1992, as re-recorded on December 01, 1992 of record in Book 8799, Page 942, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 2412 Gardner Lane, Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 29th day of November, 2018.

Carolyn L Robinson by Phyllis A. Ransom, Attorney In Fact

Carolyn L. Robinson

By: Phyllis A. Ransom, Attorney-In-Fact

STATE OF Hawaii

City & COUNTY OF Honolulu

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Phyllis A. Ransom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Carolyn L. Robinson, for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Carolyn L. Robinson

Witness my hand and official seal, this 29th day of November, 2018.

Notary Public

NINA AHLSTAM NOTARY 07-288 PUBLIC STATE OF HAWAII

My Commission Expires: NINA AHLSTAM NOTARY PUBLIC STATE OF HAWAII MY COMMISSION EXPIRES 6/24/2019

File #: 18-5275N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

NOTARY CERTIFICATION

Doc. Description Warranty Deed

Doc. Date: 11/29/18 No. Pages 2

Nina Ahlstam 1st.

NOTARY PUBLIC Jud. Circuit

NINA AHLSTAM NOTARY 07-288 PUBLIC STATE OF HAWAII

201812060119000

COMPASS
LAND TITLE

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY