WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 173612 **DEEDWARR**
12/13/2018 10:39:32 AM 2 pgs
Fees: $13.00 Taxes: $649.35

20181213-0121325

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER IS~~ $175,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Brijesh Patel and Anjanaben Patel, husband and wife	Brijesh Patel	148-3-49
(NAME) 1517 Antioch Pike	(NAME) 1664 Antioch Pike	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20183256

For and 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, I/we, Anthony D. Tackett and Wanda L. Tackett, husband and wife , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Brijesh Patel and Anjanaben Patel, husband and wife, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 309, on the plan of Cherokee Hills Section 3, which is of record in Plat Book 3500, Page 79, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Anthony D. Tackett, married, by Warranty Deed from Mary Christine Mayfield, unmarried, dated December 5, 1997 and filed of record in Book 10717, Page 498, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Restrictions appearing of record in Book 3703, page 311, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1517 Antioch Pike, Antioch, TN 37013
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of December, 2018

Anthony D. Tackett

Wanda L. Tackett

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anthony D. Tackett and Wanda L. Tackett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of December, 2018.

Notary Public
My Commission Expires:

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires
01-29-2020