This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3338

Karen Johnson Davidson County
Batch# 189466 DEEDWARR
01/29/2019 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20190129-0008584

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2019

BRIA J. SAWYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 6, 2020

Notary Public
My Commission Expires: July 6, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ketulkumar Babulal Patel Prakash Patel 1221 Boxthorn Drive Brentwood, TN 37027	Highlands Residential Mortgage, Ltd. 101 Westpark Drive Suite 110 Brentwood, TN 37027	135-10-E-7.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Wade C. Ard**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ketulkumar Babulal Patel, a married man and Prakash Patel, a married man**, 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:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 7, along with the appurtenant interest in the common elements, of Ransom Park Villas, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions establishing Ransom Park Villas, a planned unit development, of record in Instrument No. 20130711-0072001; as amended in Instrument No. 20130719-0074970; Instrument No. 20140703-0058673; Instrument No. 20150619-0058800; and in Instrument No. 20160811-0083641, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site-plan of Ransom Park Villas, attached as Exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Ransom Park Villas provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan attached as Exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Wade C. Ard by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company, dated April 15, 2014, recorded April 16, 2014, of record in Instrument No. 20140416-0031691, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1113 Ransom Way, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of January, 2019.

GRANTOR:

Wade C. Ard

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wade C. Ard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of January, 2019.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

201901290008584

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

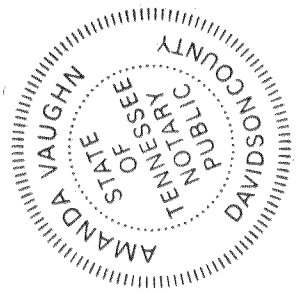
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)