This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 211670 **DEEDWARR**
03/29/2019 11:21:43 AM 2 pgs
Fees: $13.00 Taxes: $1,438.93

20190329-0028556

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

PREPARED BY:
RETURN TO:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $388,900.00

Affiant

Subscribed and sworn before me this the 28th day of March, 2019.

Notary Public
My commission expires: 9-6-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Geoffrey D. Moore and Michelle M. Ortega 1259 N. Avondale Cir Nashville, TN 37207	New Owner	071-02-0 019.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DHARMESH S. PATEL AND SUNITA D. PATEL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GEOFFREY D. MOORE AND MICHELLE M. ORTEGA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land Situated in Davidson County, Tennessee, being Lot No. 43 in E. C. Scruggs First Addition to Avondale, as recorded in Book 161, Page 13, Register's Office for Davidson County, Tennessee.

Lot No. 43 fronts 50 feet on the northerly side of Avondale Circle and extends back northerly between parallel lines 149 feet, more or less, to an alley.

Being a portion of the same property conveyed to Dharmesh S. Patel and wife, Sunita D. Patel, by deed from Shelby J. Kerr and Joe Kerr, wife and husband, recorded 10/09/2017 in Instrument No. 20171009-0103152, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1259 N. Avondale Cir, 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

DP 5016 DSP AIF

Witness my hand this the 28th day of March, 2019.

Dharmesh S. Patel

Sunita D. Patel by Dharmesh S Patel her attorney in fact.

Sunita D. Patel
BY: Dharmesh S. Patel, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dharmesh S. Patel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2019.

My Commission Expires: 9-6-22

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of March, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Dharmesh S. Patel with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sunita D. Patel by Specific POWER OF ATTORNEY dated March 11, 2019, and who acknowledged that he executed the same as the free act and deed of Sunita D. Patel.

Witness my hand and official seal this 28th day of March, 2019.

My Commission Expires: 9-6-22

Notary Public