Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $236,000.00.

Affiant

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Subscribed and sworn to before me, this 1 **day of April, 2019.**

Notary Public
My commission expires:

04-1903-57200

Address of New Owner:	Send Tax Bills to:	Tax Information:
Vinod Ranchod Patel Mita V. Patel 1204 Alandee St Nashville TN 37214	Vinod Ranchod Patel Mita V. Patel 1204 Alandee St Nashville, TN 37214	052-13-0-B-303.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tory Dahlenburg and Nicole Dahlenburg, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Vinod Ranchod Patel and wife, Mita V. Patel**, hereinafter called the Grantees, their successors 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. 34, on the Plan of River Glen, Planned Unit Development, Phase III, Section 3, of record in Instrument No. 20020917-0113232, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amanda M. Adams, unmarried by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated August 16, 2004, recorded August 23, 2004, of record in Instrument No. 20040823-0101708, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tory Dahlenburg and Nicole Dahlenburg, husband and wife by deed from Amanda Adams, unmarried, dated February 13, 2019, recorded February 14, 2019, of record in Instrument No. 20190214-0013815, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1204 Alandee St, Nashville, TN 37214.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

Karen Johnson Davidson County
Batch# 213687 **DEEDWARR**
04/03/2019 03:20:12 PM 2 pgs
Fees: $13.00 Taxes: $873.20

20190403-0030522

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-14d-19-1204H

WITNESS my hand this 1st day of April, 2019.

Tory Dahlenburg

Nicole Dahlenburg

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tory Dahlenburg and Nicole Dahlenburg**, 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 in Smyrna, TN, this 1st day of April, 2019.

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20