SPECIAL **WARRANTY DEED** Karen Johnson Davidson County Batch# 227607 **DEEDWARRSP** 05/08/2019 03:09:57 PM 2 pgs Fees: $13.00 Taxes: $1,354.20 20190508-0043272	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2019. Notary Public MY COMMISSION EXPIRES: 3/23 (AFFIX SEAL) STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bindiya Dinesh Patel 2404 A Hyde Street Nashville, TN 37208	new owner	070-04-0-071

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 consideration, the receipt of which is hereby acknowledged, I/we, **March Developments, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Bindiya Dinesh Patel, an unmarried woman,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A established by the Declaration of Covenants, Conditions and Restrictions for 2404 Hyde Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument 20180814-0080160, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being a part of the same property conveyed to March Developments LLC by Warranty Deed dated 07/27/2018 from Clemintine Boles Horne, a widow of record in Instrument 201807300073892, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2404 A Hyde Street, Nashville, TN 37208

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-Rud-19-2404

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 3rd day of May, 2019.

March Developments, LLC

BY:

Thomas Pearson, Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Thomas Pearson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of March Developments, LLC , the within named bargainor, a limited liability company, and that he as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said Thomas Pearson as such Manager.

Witness my hand and official seal, this the 3rd of May, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)