WARRANTY DEED

Karen Johnson Davidson County
Batch# 248439 DEEDWARR
06/25/2019 02:59:23 PM 2 pgs
Fees: $13.00 Taxes: $1,438.93
20190625-0061522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 01-01-2022

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-01-2022

J-DP-19-01263

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kacey S Pope	**Tennessee Trust Mortgage, Inc**	
(NAME)	(NAME)	
1263 N Avondale Cir	**6398 Hwy 41-A**	**71-2-20.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Pleasant View, TN 37146**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DHARMESH S. PATEL AND WIFE, SUNITA D. PATEL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KACEY S. POPE, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Property known as 1263 N. Avondale Circle Nashville, TN 37207, County of Davidson to wit:

Land Situated in Davidson County, Tennessee, being Lot No. 42 in E.C. Scruggs First Addition to Avondale, as recorded in Book 161, Page 13, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Dharmesh S. Patel and wife, Sunita D. Patel, by Warranty Deed, from Shelby J. Kerr and Joe Kerr, wife and husband, of record in Instrument No. 20171009-0103152, undated and recorded on October 9, 2017. Scrivener's Affidavit to correct dates of execution and notary acknowledgement of record in Instrument No. 20190301-0018664 on March 1, 2019.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E.C. Scruggs First Addition to Avondale, as recorded in Plat Book 161, Page(s) 13.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1263 N Avondale Cir, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 21st DAY OF JUNE, 2019.

DHARMESH S. PATEL BY [signature] ATTORNEY IN FACT
Dharmesh S. Patel

SUNITA D. PATEL BY [signature] ATTORNEY IN FACT
Sunita D. Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARESH S. PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DHARMESH S. PATEL AND SUNITA D. PATEL, and who acknowledged he/she/they executed the same as the free act and deed of the said DHARMESH S. PATEL AND SUNITA D. PATEL.

Witness my hand and official seal, this the 21st of June, 2019.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212