PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 251447 **DEEDWARRSP**
07/02/2019 10:04:00 AM 2 pgs
Fees: $13.00 Taxes: $3,589.00
20190702-0064375

W & I Ref: (MJ) Title No.: 60502
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anand B. Patel Deepa A. Patel 3735 Whitland Avenue Nashville, TN 37205	First Tennessee Bank National Association 165 Madison Avenue Memphis, TN 38103

TAX MAP PARCEL NUMBERS: 10409021200

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$970,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Suntrust Bank, Successor Trustee of the Richard and Helen Eatherly Joint Revocable Living Trust, dated December 29, 1993**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anand B. Patel AKA Anand Patel and Deepa A. Patel AKA Deepa Patel, Husband and Wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2, the south part of Lot No. 1 of Block "G" and that part of Leonard Avenue lying between the east line of Lot No. 1 and the now present westerly margin of Leonard Avenue, which avenue was narrowed by an instrument of record in Book 674, page 689, of the Register's Office for said County, as shown on the plan of Whitland Realty Company's Subdivision of record in Book 332, page 141, said Register's Office, and which Lot No. 2, the south part of Lot No. 1 and a small strip above mentioned, are described as follows:

Beginning at a point in the southerly margin of Whitland Avenue, formerly Bowling Avenue, the common corner of Lots Nos. 2 and 3; thence with the line between said lots Southerly 200 feet to a point; thence easterly, parallel to the southerly margin of Whitland avenue 180 feet, more or less, to a point in the westerly margin of Leonard Avenue, as now located; thence with the margin of the same northerly 25 feet, more or less, to a point at the southeast corner of a part of Lot No. 1 conveyed to Thelma Hershkovitz by deed of record in Book 1113, page 87, said Register's Office; thence along Hershkovitz' southerly line westerly 100 feet, more or less, to the common line between Lots Nos. 1 and 2, being Hershkovitz' southwest corner; thence with the line between said lots and along Hershkovitz' westerly line northerly 180 feet to the south margin of Whitland Avenue; thence with the margin of the same westerly 100 feet to the point of beginning.

Being the same property conveyed to Richard L. Eatherly, and wife, Helen L. Eatherly by General Warranty Deed from Ruth S. Burke (a 1/2 undivided interest), Irving Murray Cohen (a 1/6 undivided interest), Sylvia Cohen Weinberger (a 1/6 undivided interest), and Celine Cohen Thomas (a 1/6 undivided interest) dated May 3, 1985, recorded June 5, 1985, of record in Book 6574, page 27, Register's Office for Davidson County, Tennessee, corrected in Book 7024, page 213, said Register's Office. By Quitclaim Deed dated August 5, 1994, recorded December 10, 2010, of record in Instrument No. 20101210-0098554, said Register's Office, subject property was conveyed to Richard L. Eatherly, and wife, Helen L. Eatherly, Trustees U/A/D December 29, 1993, of record in Instrument No. 20101210-0098554, said Register's Office. The said Helen L. Eatherly has since died. By Agreed Order of record in Docket No. 17P-208, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, SunTrust Bank was appointed Successor Trustee pursuant to Article Xi of said Trust.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2019, and subsequent years.
All Matters shown on The Plan of record in Book 332, page 141, said Register's Office.

This is improved property, known as 3735 Whitland Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 25th day of June, 2019.

Suntrust Bank, Successor Trustee of the Richard and Helen Eatherly Joint Revocable Living Trust, dated December 29, 1993

BY: Sita McMurrin, VP SunTrust Bank

Sita McMurrin, VP SunTrust Bank, Successor Trustee of the Richard and Helen Eatherly Joint Revocable Living Trust, dated December 29, 1993

State of Florida

County of ORANGE

On this 25th day of June, 2019, before me the undersigned authority, personally appeared Suntrust Bank, Successor Trustee of the Richard and Helen Eatherly Joint Revocable Living Trust, dated December 29, 1993, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: [illegible]

TRAVIS GREENE
Notary Public - State of Florida
Commission # GG 267075
My Comm. Expires Oct 15, 2022
Bonded through National Notary Assn.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $970,000.00.

Affiant

Sworn and subscribed before me this 1 day of July, 2019.

Notary

My Commission Expires: 12/1/2020

JASON R. JONES
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY