WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2019.

Notary Public

COMMISSION EXPIRES: _____

JOYL BAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Oct. 21, 2019

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 256766 **DEEDWARR**
07/15/2019 10:20:46 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20190715-0068729

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kapil Patel	New Owner	091-14-0-045
(NAME)	(NAME)	
5626 Obrien Avenue	5600 O'Brien Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **J. Steven St. John and Monica S. St. John, a married couple,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kapil Patel,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, described as follows:
Beginning at a point in the Northerly margin of O'Brien, formerly Martha Street, at the Southwest corner of the property conveyed to James H. Tidwell and wife, by deed from Will Bennett and wife, of record in Book 1043, page 214, Register's Office for said County; thence with Tidwell's Westerly line Northwardly 150 feet, more or less, to a point on the Southerly margin of a 12' alley, being said Tidwell's Northwest corner, thence with the Southerly margin of said alley Westwardly 50 feet; thence Southwesterly 150 feet, more or less, to a point on the Northerly margin of said O'Brien Street; thence with the Northerly margin of said Street Eastwardly 50 feet to the beginning.

Included in the above description but excluded from this conveyance is that portion of property conveyed to the State of Tennessee of record in Instrument No. 20010920-0101882, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Steven St. John and Monica S. St. John by deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of Washington, D. C., dated October 26, 2005, recorded October 31, 2005 of record in Instrument No. 20051031- 0131137, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5626 Obrien Avenue (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37209 (Postal Zip)

File No.: 1346-19
Warranty Deed Individual eRec LES rev. 09-2018

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; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 12th day of July, 2019.

J. Steven St. John

Monica S. St. John

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared J. Steven St. John and Monica S. St. John, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 12th day of July, 2019.

Commission Expires: _____

