**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 190621054**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $725,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2019.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 258589 DEEDWARR
07/18/2019 11:25:44 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20190718-0070440

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Prashant Pandya and Monal Joshi<br>214 Orlando Avenue<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>091-14-0B-031.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John H. Stubbs and Vivian Boo Stubbs, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Prashant Pandya and Monal Joshi, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled the Plan of Patina Subdivision, Phase 2, of record in Instrument No. 20080812-0080355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN H. STUBBS AND VIVIAN BOO STUBBS, HUSBAND AND WIFE, by deed from PATINA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160629-0066624, dated June 28, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 091-14-0B-031.00 CO.

Matters shown on the Plan of record in Instrument No. 20080812-0083055, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20090710-0 0 64462 and Instrument No. 20130522-0051599, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20071029-0127144, said Register's Office.

This is improved property located at 214 Orlando Avenue Nashville TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 15th day of July, 2019.

John H. Stubbs

Vivian Boo Stubbs

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John H. Stubbs and Vivian Boo Stubbs, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2019.

Notary Public

My Commission Expires: _____

