Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Karen Johnson Davidson County
Batch# 264915 **DEEDWARR**
07/31/2019 03:50:35 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20190731-0075674

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 24th day of July, 2019.

Notary Public
My commission expires: 7/6/20

02-1907-50717

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Pratik Patel 806 18th Ave. S, Unit 205 Nashville TN 37203	Pratik Patel 806 18th Ave. S, Unit 205 Nashville, TN 37203	092-16-0-H-205.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cynthia Clark Matthews, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Pratik Patel, married and Chirag Patel, married, as tenants in common**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 205, on the Plan of University House Condominium, as established by the Master Deed of record in Instrument No. 20070418-0046460, and Instrument No. 20070521-0060541, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia Clark Matthews by deed from Midtown Properties Partnership, dated October 25, 2007, recorded November 1, 2007, of record in Instrument No. 20071101-0128816, Register's Office for Davidson County, Tennessee.

This property is investment property only and not used as marital residence.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 806 18th Ave. S, Unit 205, Nashville, TN 37203.

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RM-19-806-205

WITNESS my hand this 25th day of July, 2019.

Cynthia Clark Matthews

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cynthia Clark Matthews**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 25th day of July, 2019.

Notary Public

My Commission expires: 03/31/2020

