THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 273690 DEEDWARR
08/20/2019 09:05:44 AM 2 pgs
Fees: $13.00 Taxes: $2,941.50

20190820-0083228

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 795,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August 2019

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

PREPARED BY: BANKERS TITLE & ESCROW 3310 WEST END AVE. RETURN TO

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manhar Patel	New Owner	MAP 131-08-OF
1120 Granny White Ct		PARCEL -013.00-CO
Nashville, TN 37204		
(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, **Will Daly, Trustee of The JRM Evergreen Trust dated July 25, 2012**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Manhar Patel and wife, Chetnaben Patel and Seema Patel and Deep Patel**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 4A of Harding Heights Condominiums, a Horizontal Property Regime located on Granny White Court, Nashville, Tennessee, as established by Master Deed of record under Instrument No. 20040521-0059693 and Supplement and Amendment No. 6 to the Master Deed of Harding Heights Condominiums, of record under Instrument No. 20101119-0092636, Register' s office for Davidson County, Tennessee. Said Unit as shown on Exhibit " A" to the Supplement and Amendment No. 6 to the Master Deed of Harding Heights Condominiums of record under Instrument No. 20101119-0092636, and Correction to the Supplement and Amendment No. 6 to the Master Deed of Harding Heights Condominiums. of record under Instrument No. 20110408-0027188, and being located upon part of Lot 4 on the Plan of Harding Heights of record in Plat Book 4300, page 95, Register' s Office for Davidson County, Tennessee, to which references are hereby made for a more complete and accurate description.

Being the same property conveyed to The JRM Evergreen Trust by Warranty Deed In Lieu of Foreclosure Without Release deed from Nashville Property Management, LLP, a Tennessee limited liability partnership also known as Nashville Property Managers, LLP of record in Instrument No. 20130114-0004459 Register's Office for Davidson County, Tennessee, dated January 10, 2013 and recorded on January 14, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1120 Granny White Ct, Nashville, TN 37204.**

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 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 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 hand( ) this the 9th day of August, 2019.

Will Daly, Trustee of The JRM Evergreen Trust dated July 25, 2012

Will Daly, Trustee

STATE OF
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Will Daly** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **The JRM Evergreen Trust** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Will Daly** as such **Trustee**.

Witness my hand and seal this the 9th day of August, 2019.

My Commission ~~expires~~ MY COMMISSION EXPIRES 3/29/2021

Kay S. Ridgeway
Notary Public

KAY S. RIDGEWAY NOTARY PUBLIC ALABAMA STATE AT LARGE