Karen Johnson Davidson County
Batch# 286569 DEEDWARR
09/16/2019 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20190916-0093824

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$293,000.00.**

Affiant

Subscribed and sworn to me on 09/13/19.

NOTARY PUBLIC
My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Peeyush Patel 5072 N Hilson Drive Nashville, TN 37211	NEW OWNER	161-3-140.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Matthew McKinney, a married man** , hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Peeyush Patel, a married man**, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Lot 21, McMurray Park, as shown on plat of record in Plat Book 5050, Page 89, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew McKinney, a married man by Warranty Deed from Joseph H. Reagan, an unmarried man of record in Instrument No. 20190503-0041755, in the Register's Office of Davidson County, Tennessee, dated May 01, 2019 and recorded May 03, 2019.

Being the same property conveyed to Joseph H. Reagan by Quit Claim Deed from Stephen T. Reagan and wife, Pamela Reagan, of record in Instrument No. 20041025-0127680, in the Register's Office of Davidson County, Tennessee, dated October 14, 2004 and recorded October 25, 2004.

Being the same property conveyed to Joseph H. Reagan and wife, Elizabeth Reagan and Stephen T. Reagan and wife, Pamela Reagan, by Warranty deed from James D. Clinebelle and wife, Connie B. Clinebelle, of record in Book 5856, Page 964, in the Register's Office of Davidson County, Tennessee, dated February 22, 1982 and recorded March 02, 1982.

Subject property is investment property and the spouse of Matthew McKinney is not required to join in the execution of this instrument.

This is improved property known as **5072 N Hilson Drive, Nashville, Tennessee 37211.**

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized 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; and

GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her 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 my hand this 09/13/19

Matthew McKinney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On September 13th 2019, before me personally appeared Matthew McKinney, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 13 ,2019

NOTARY PUBLIC

My Commission Expires: 03/08/2021

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Rutherford

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robyn DuBray, Notary

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires