WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020
(AFFIX SEAL)

KRISTEN RUDY DUFFEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission

J-BLUE-19-204

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sanjay Patel	new owner	
(NAME)	(NAME)	**51-8-165.00**
204 Due West Ave	**821 Murfreesboro Pike**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Nashville, TN 37217**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHERRILL GREEN RAY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANJAY PATEL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Morningside Heights, Section One, of record in Book 1130, Page 76, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Cherrill Green, unmarried, by Quitclaim Deed from Melissa Crim, recorded December 5, 2016 in Instrument No. 20161205-0127365, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cherrill Green and Melissa Crim, as tenants in common with right of survivorship, by Warranty Deed from Fred R. Bracey and wife, Sheryl G. Bracey, A/K/A Sheryl Bracey, recorded September 9, 2013 in Instrument No. 20130909-0095195, Register's Office for Davidson County, Tennessee.

The said Cherrill Green having since married is now known as Cherrill Green Ray. Said property was not occupied as primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 76, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **204 Due West Ave, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 325604 **DEEDWARR**
12/05/2019 01:14:18 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20191205-0125697

Witness my/our hand(s) this the 2 DAY OF DECEMBER, 2019.

Cherrill Green Ray by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHERRILL GREEN RAY, and who acknowledged he/she/they executed the same as the free act and deed of the said CHERRILL GREEN RAY.

Witness my hand and official seal, this the 2nd of December, 2019.

Notary Public
My Commission Expires: 7-11-2020
(SEAL)

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212