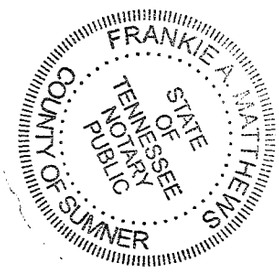
Karen Johnson Davidson County
Batch# 398199 DEEDWARR
05/11/2020 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200511-0048601

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-26-24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin W. Neill	New Owner	Map & Parcel 022 00-0 135.00
(NAME) P.O. Box 786	(NAME)	
(ADDRESS) SAVANNAH, TN 38372	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Nikita Zaveri and Vinanti Patel, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Benjamin W. Neill, 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 Lot No. 1, on the Plan of Joelton Village, Section Two, of record in Plat Book 6050, Page 231, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Nikita Zaveri and Vinanti Patel by deed from Ashish Patel of record in Instrument 2019227-0134039, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to restrictions of record in Instrument 20161221-0133987, said Register's Office.

Subject to Right of Way granted to American Telephone & Telegraph Company of record in Deed Book 1511, Page 167 and Deed Book 1518, Page 222, said Register's Office.

Subject to Agreement for Dedication of Easement for Sanitary, Sewer and /or Storm Drainage of record in Record Book 7474, Page 687, said Register's Office.

unimproved ☑

This is improved ☐ property, known as 7175 Whites Creek Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

202005110048601

Witness our hands this 5th day of May, 2020.

Nikita Zaveri

Vinanti Patel

STATE OF TENNESSEE

COUNTY OF Robertson

On this 5th day of May, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nikita Zaveri and Vinanti Patel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

2-26-24

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

202005110048601

True Copy Certification

I, KATHY LEE, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON