WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of August, 2020.

Notary Public

My Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

(Affix Seal)

2020-1349-1

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Karen Johnson Davidson County
Batch# 469836 DEEDWARR
09/03/2020 02:29:08 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20200903-0100872

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bailey Haile 452 High Point Terrace Brentwood, TN 37027	NEW OWNER	Map/Parcel 181 10 0D 031.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deven V. Patel and wife, Bethany L. Patel, formerly known as Bethany L. Pittman**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Bailey Haile**, a single woman, hereinafter called the GRANTEE, her heirs 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. 31 on the Final Plat for Jackson Valley Subdivision, Section Two, of record in Instrument No. 20071012-0121332, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Deven V. Patel and wife, Bethany L. Pittman by Warranty Deed from James K. Garner and wife, Tomi J. Manning-Garner, dated December 12, 2017, of record in Instrument No. 20171213-0127105, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2020, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 452 High Point Terrace, Brentwood, TN 37027 .

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-1145-20-452

Witness my hand this 28th day of August, 2020:

Deven V. Patel

Deven V. Patel

Bethany L. Patel

Bethany L. Patel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of August, 2020, before me personally appeared Deven V. Patel and Bethany L Patel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2020.

Notary Signature

My commission expires: 12.5.2020

