Karen Johnson Davidson County
Batch# 491993 DEEDWARR
10/08/2020 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20201008-0117054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $199,999.00.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2020.

Notary Public

My commission expires: 4-17-23

(Notary Stamp)

GREGORY D. VARNER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Manjula P. Patel	Manjula P. Patel	149-15-0B-063.00-CO
1515 Bridgecrest Dr. #137	1515 Bridgecrest Dr. #137	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael W. Lloyd, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Manjula P. Patel

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 137 on the Plan of Cambridge Forest Townhomes, Final Subdivision Plat of record in Plat at Instrument No. 20040224-0020966, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael W. Lloyd, unmarried by Warranty deed from Andrew R. Dicker and his wife, Virgina C. Dicker, F/K/A/ Virginia C. Nichols of record in Instrument No. 20161003-0104190 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 03, 2016.

This is improved property known as **1515 Bridgecrest Dr. #137, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of September, 2020.

Michael W. Lloyd

STATE OF ~~TENNESSEE~~ Washington
COUNTY OF ~~DAVIDSON~~ King

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael W. Lloyd, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of September, 2020.

Notary Public
My Commission Expires: 4/9/2024

SolomonParks File No. 20-000512-526

SEAN LEVIAS
Notary Public
State of Washington
Commission Number 183908
My Commission Expires
April 9, 2024

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop 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: 1-3-23

Notary's Seal (If on paper)

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY