THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-29275 RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE STE. 540 NASHVILLE, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 334,250.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF October, 2020. Notary Public MY COMMISSION EXPIRES: Jan 8, 2024 (AFFIX SEAL)

NOTARY L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mukeshkumar K. Patel	~~XXXXXXXXXX~~ NEW OWNER Mukeshkumar K. Patel	MAP
4827 Grinstead Place	5504 Nevil Pointe	PARCEL 061-03-0-206.00
Nashville, TN 37216	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Carrie Pulliam and Charles Pulliam, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mukeshkumar K. Patel and Fenil M. Patel, joint tenants with right of survivorship**

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. 2 on the Plan of Final Plat of 1st Revision, Vaughn Subdivision, Re-subdivision of Lot No. 12, Bradford Heights of record in Plat at Instrument No. 20070530-0064096, revised in Instrument No. 20070612-0070133, 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 Carrie Pulliam and spouse Charles Pulliam by Warranty deed from Robert A. Warner, a fifty percent (50%) interest as Tenant-in-Common, and Suzanne G. Warner, a fifty percent (50%) interest as Tenants-in-Common of record in Instrument No. 20170424-0039714 Register's Office for Davidson County, Tennessee, dated April 20, 2017 and recorded on April 24, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4827 Grinstead Place, Nashville, TN 37216.**

Karen Johnson Davidson County
Batch# 506496 DEEDWARR
11/02/2020 09:59:52 AM 2 pgs
Fees: $13.00 Taxes: $1,236.73

20201102-0127657

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.

Witness our hand(s) this the 30th day of October, 2020.

Carrie Pulliam

Charles Pulliam

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carrie Pulliam** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

My Commission expires: Jan 8, 2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Pulliam** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

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

My Commission expires: Jan 8, 2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public