WARRANTY DEED

Karen Johnson Davidson County
Batch# 617109 **DEEDWARR**
04/16/2021 01:40:42 PM 2 pgs
Fees: $13.00 Taxes: $1,785.25

20210416-0051309

J-SB-WG-21-1607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

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)
Zachary P. Ward	**SWBC Mortgage, ISAOA, ATIMA**	
(NAME) **156 Lake Park Drive**	(NAME) **9311 San Pedro Ave, Suite 100**	**071-02-0-078.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **San Antonio, TX 78216**	
(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, **DHARMESH S. PATEL, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY P. WARD, UNMARRIED MAN,** 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. 15 on the Avondale Plan Map of E C Scrugg's Subdivision of Lots 2 & 3 W E Jones Tract, of record in Book 57, Page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 15 fronts 50 feet on the Easterly side of Hampton Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Dharmesh S. Patel, married by Quitclaim deed from Sai Ram Krupa, LLC, a Tennessee limited liability company of record in Instrument No. 20200707-0072593 Register's Office for Davidson County, Tennessee, dated July 02, 2020 and recorded on July 07, 2020.

Being the same property conveyed to Dharmesh S. Patel, married by Quitclaim deed from Sai Ram Krupa, LLC, a Tennessee limited liability company of record in Instrument No. 20200710-0075885 Register's Office for Davidson County, Tennessee, dated July 08, 2020 and recorded on July 10, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 125, Register's Office for Davidson County, Tennessee.
- Warranty Deed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10319, Page 822, and re-recorded in Book 10355, page 570, in the 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: **1607 Hampton St, Nashville, Tennessee 37207**.

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.

Witness my/our hand(s) this the 15 DAY OF APRIL, 2021.

Dharmesh S. Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DHARMESH S. PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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