THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038140** Karen Johnson Davidson County Batch# 773595 **DEEDWARR** 12/14/2021 02:40:41 PM 2 pgs Fees: $13.00 Taxes: $6,108.70 20211214-0165301	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,651,000.00. Affiant Subscribed and sworn to before me, this 13th day of December, 2021. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-23-2022

WARRANTY DEED

Address New Owner: Donald Gene Lovelace, Jr and Sharyn K. Lovelace 1719 Glen Echo Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 15 0X 013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Parag R. Patel, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald Gene Lovelace, Jr and Sharyn K. Lovelace, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Barlow Glen, of record in Plat at Instrument No. 20140528-0045612, 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 Parag R. Patel, a single man, by Warranty Deed from Ben R. Leedle, Jr. and wife, Elizabeth D. Leedle, of record in Instrument No. 20201216-0148593, in the Register's Office of Davidson County, Tennessee, dated December 10, 2020 and recorded on December 16, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

privileges, restrictions, rights of way and easements associated therewith or appurtenant thereto whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

WTC

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. 67-5-803, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Barlow Glen, as recorded in Plat Instrument No. 20140528-0045612.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140521-0043884 and amendments recorded in Instrument No. 20150122-0006227; Instrument No. 20161230-0137528 and in Instrument No. 20191004-0101973.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20130620-0063122.

Barlow Glen Homeowners Association, Inc., Rules & Regulations recorded in Instrument No. 20210111-0004627.

This is improved property located at 1719 Glen Echo Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of December, 2021.

Parag R. Patel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Parag R. Patel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2021.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022