WARRANTY DEED

RETURN TO:
Rudy Title & Escrow
2000 Glen Echo Rd., Ste. 209
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commisison Expires MAR 28 2002

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/15/00 14:03 2pgs
Fees:11.00 Taxes:961.63

20000915-0091942

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashok B. Patel	Ashok B. Patel	171-8 C-28
(NAME) 5704 Portsmouth Place	(NAME) 5704 Portsmouth Place	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) 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, WE, Randall Phillips Homes, LLC, a Tennessee Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ASHOK B. PATEL AND WIFE, BINA A. PATEL, 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:

Being Lot No. 28 on the Plan of Section One, Williamsburg at Brentwood, a residential PUD, as of record in Plat Book 9700, Page 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Randall Phillips Homes, LLC, a Tennessee Liability Company by deed from Beazer Homes Corp. of record in Deed Book 10797, page 35, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 9931, page 627,and Amended in Book 10301, Page 182, Book 10640, Page 953, and Book 10853, Page 518, Register's Office for said County.

Being the same property conveyed to Randall Phillips Homes, LLC, a Tennessee Liability Company by deed from Beazers Home Corp. of record in Deed Book 10797, page 35, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 5704 Portsmouth Place, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 30th day of August, 2000.

Randall Phillips Homes, LLC, a Tennessee Liability Company

By: E. Randall Phillips

Attest:

STATE OF Tennessee
COUNTY OF Sumner

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared E. Randall Phillips, II with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Randall Phillips, LLC the within named bargainer, a corporation, and that, he as such Chief manager, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation byE. Randall Phillips, II as such Chief Manager

Witness my hand and official seal this 30th day of August, 2000.

My Commission Expires:01/14/04

Notary Public

LAURA GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commisison Expires MAR. 23, 2002

File Number200008306

RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075