# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/14/01 13:24 2pgs
Fees:13.00 Taxes:614.20

20011214-0138449

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2001.

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES:

ROBERT L. SCOTT NOTARY PUBLIC DAVIDSON CO. TENNESSEE My Commission Exp. JAN. 3, 2004

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Virendra C. Patel** | Chase Manhattan Mortgage Corp. | **Map 149-13** |
| (NAME) | (NAME) | |
| **908 Chadfield Court** | 780 Kansas Lane, Suite B | **Parcel 93** |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | Monroe, LA 71203 | |
| (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, **Susan E. Bates, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Virendra C. Patel and wife,** ** 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: **Induben V. Patel

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Section One, Chadfield, of record in Book 7900, page 836, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan E. Bates by deed from Radnor Homes, Inc. of record in Book 9899, page 346, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is made subject to all conditions and easements; (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 836, said Register's Office; (c ) Restrictive covenants contained in Book 9540, page 634, said Register's Office; (d) Charter of record in Book 9540, page 629, said Register's Office; and (e) ByLaws of record in Book 9540, page 673, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 908 Chadfield Court, Antioch, TN 37013
(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 my hand this 10th day of December, 2001.

Susan E. Bates

Susan E. Bates

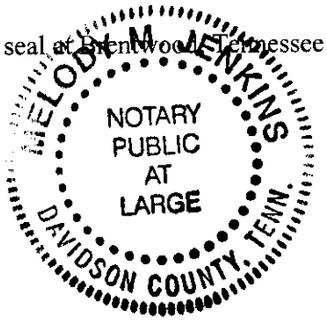
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 10th day of December, 2001.

Commission expires:




My Commission Expires SEPT. 28, 2002

Notary Public