File No. 250700790

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/05 15:07 2 pgs
Fees:13.00 Taxes:528.36

20050908-0108326

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2005

Carol A Clawson
Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Todd Sullivan	Randall Todd Sullivan	Map 151-01-0-A-021.00
(NAME) 3517 Burwick Place	(NAME) 3517 Burwick Place	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bhavin Patel, and Wife, Jennifer Patel, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall Todd Sullivan + WIFE, CHRISTINA R. SULLIVAN, HEREINAFTER CALLED THE GRANTEE(S), 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. 21 on the Plan of Chatham Pointe, as shown by plat of record in Plat Book 6900, Page 444-447, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

SAID Lot 21 fronts 55.00 feet on the westerly margin of Burwick Place and extends back 120.00 feet on the southerly line and 120.00 feet on the northerly line and also being the southerly line of a 15 foot public utility and drainage easement with an 8 inch sewer line lying therein to a dead line in the rear, measuring 55.00 feet thereon.

Being the same property conveyed to Bhavin Patel, and Wife, Jennifer Patel by deed from Bankers Trust of record in Deed Book 20040405-0038251, recorded on 4/5/2004 at the Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Pages 444, 445, 446 & 447, Register's Office of said County.

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

The property herein conveyed is subject to a deed of conveyance to the Metropolitan Government of Nashville and Davidson County Department of water and sewerage services to serve Chatham Pointe of record in Book 7748, Page 440, 444 and 493, Register's Office for Said County.

Restrictive Covenants of record in Deed Book 7358, Page 656, amended in Deed Book 7538, Page 792, Deed Book 7599, Page 812, Deed Book 8667, Page 381, Deed Book 8679, Page 446, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3517 Burwick Place, 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 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 26th day of August, 2005.

Bhavin Patel

Bhavin Patel

Jennifer Patel

Jennifer Patel

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bhavin Patel, and Wife, Jennifer Patel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of August, 2005.

Commission expires: 1-23-06

Notary Public

File Number: 250700790

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

WILSON COUNTY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE