File No. 20050158

WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

Davidson County DEEDWARR
Recvd: 09/13/05 15:59 2 pgs
Fees:13.00 Taxes:488.40
20050913-0110253

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Carrie Tittle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC. 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Corse	Wachovia Mortgage Corporation	42-8-42.00
(NAME)	(NAME)	
408 Amquiwood Court	1525 West WT Harris Blvd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Charlotte, NC 28262-8522	
(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, Ramesh S. Patel and wife, Ranjan R. Patel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Corse, an unmarried woman, 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:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of HERITAGE PLACE, as of record in Plat Book 5200, Page 628, register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description thereof.

Being the same property conveyed to Ramesh S. Patel and wife, Ranjan R. Patel by deed from Gary L. Haun, Sr., unmarried, dated July 24, 1996, of record in Book 10142, page 465, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE SUBJECT TO:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Book 5200, page 628, said Register's Office.

Subject to restrictions of record in Book 6148, page 537, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 408 Amquiwood Court, Madison, TN 37115

(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 09 day of September, 2005.

Ramesh S. Patel

Ranjan R. Patel

Ranjan R. Patel

File No. 20050158

STATE OF TEXAS

COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ramesh S. Patel and wife, Ranjan R. Patel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 09 day of September, 2005.

Commission expires:

Notary Public

VIJAY JAYWANT JOGLEKAR
NOTARY PUBLIC
State of Texas
Comm. Exp. 07-21-2007

AFTER RECORDING RETURN TO: