Davidson County DEEDWARR
Recvd: 09/21/06 09:51 2 pgs
Fees:13.00 Taxes:432.90

20060921-0116986

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

Subscribed and sworn to before me this 18th DAY OF August, 2006.

Notary Public

TAHIRA G. BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

M.Y COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

B-JS-06-610

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda P. Cornett	SAME (NAME)	
610 Nashua Lane		091-05-0-261.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ARVIND PATEL AND WIFE, ANSUYA PATEL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA P. CORNETT, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1, PLAN OF BROOKEWOOD, PHASE ONE, as shown on plat of record in Plat Book 8250, Page 675, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Arvind Patel and wife, Ansuya Patel by Warranty Deed from Pedro Rodriquez and Nestor Hernandez, both unmarried, recorded on the 7th day of August, 2001 in Instrument No. 20010807-0084961, in the Register's Office of Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 610 Nashua Lane, Nashville, Tennessee 37209
(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 18th day of August, 2006.

Arvind Patel, by Jon Sheridon, Attorney-in-fact

Ansuya Patel, by Jon Sheridon, Attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of August, 2006, before me personally appeared Jon Sheridon to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Arvind Patel and wife, Ansuya Patel and who acknowledged he/she/they executed the same as the free act and deed of the said Arvind Patel and wife, Ansuya Patel.

Witness my hand and official seal, this the 18th day of August, 2006.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903