File No. 280101388

WARRANTY DEED

Mandy Alsup State of Tennessee Notary Public Wilson Co.

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/15/08 13:19 4 pgs
Fees:23.00 Taxes:395.90
20080215-0015311

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dharmesh Patel	Dharmesh Patel	Map and Parcel 086-10-0-068.00
(NAME) 5770 Old Hickory Blvd	(NAME) 5770 Old Hickory Blvd	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, I, Merle Randall Howard, Trustee of the Merle Randall Howard Revocable Trust, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dharmesh Patel and Parul Patel, husband and wife, 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. 64, on the Plan of Chapelwood, Section 2, as shown on plat of record in Plat Book 5200, Page 83, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Randall Howard by Warranty Deed dated August 24, 2006 from Robert V. Seabrooks and wife, Carolyn A. Seabrooks as recorded in Instrument 20060830-0107117, Register's Office for Davidson County, Tennessee. Said property further being conveyed by Quitclaim Deed to Merle Randall Howard, Trustee of the Merle Randall Howard Revocable Trust as recorded in Instrument 20061113-0140161, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 5200, Page 83, Register's Office of said County.

Restrictive Covenants of record in Book 5333, Page 315 and Book 6234, Page 193, 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 3525 Albee Dr., Hermitage, TN 37076
(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 our hands this 12th day of February, 2008.

Merle Randall Howard, Trustee of the Merle Randall Howard Revocable Trust

By: Merle Howard Trustee
Merle Randall Howard, Trustee

Attest:

STATE OF CALIFORNIA

COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Merle Randall Howard with whom I am personally acquainted and who upon his oath acknowledged himself to be the Trustee of Merle Randall Howard Revocable Trust the within named bargainer, a trust, and that, Merle Randall Howard, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 12th day of February, 2008.

Commission expires:

Notary Public

File Number: 280101388

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

State of California

County of San Joaquin

On 2.12.08 before me, Kathy Martinez, a Notary Public, personally appeared Merle Randall Howard, Trustee

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kathy Martinez

Name: Kathy Martinez
(typed or printed)

KATHY MARTINEZ
COMM. # 1618006
NOTARY PUBLIC - CALIFORNIA
SAN JOAQUIN COUNTY
COMM. EXPIRES NOV. 1, 2009

(Area reserved for official notarial seal)

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

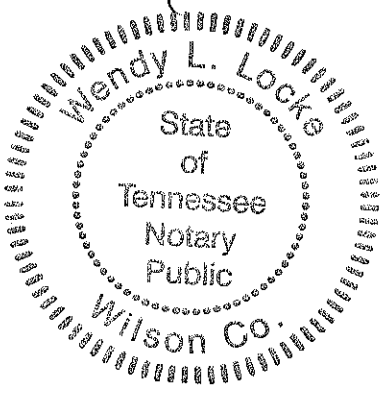
STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: 6-27-2021

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