THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08060501** Davidson County DEEDWARR Recvd: 08/19/08 09:06 2 pg Fees:13.00 Taxes:936.10 20080819-0085007	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $253,000.00. Affiant Subscribed and sworn to before me, this15th day of August, 2008. Notary Public My Commission Expires MY COMMISSION EXPIRES NOV 22 2010 Kate Rosenthal State Of Tennessee Notary Public County of Sumner

WARRANTY DEED

Address New Owner: Paresh C. Patel and Priti P. Patel 705 E Woodlands Trl Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-3B-16.00CO 172-3B-16.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mukesh Bhikha,** married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paresh C. Patel and Priti P. Patel, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 16, THE WOODLANDS, PHASE 2, as shown on plat of record in Plat Book 6900, Page 635, 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 Mukesh Bhikha, married by Warranty Deed from Westminster Homes, Inc., recorded on the 16th day of December, 1997 in Book 10722, Page 591, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 705 E Woodlands Trl Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2008.

Mukesh Bhikha

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mukesh Bhikha, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2008.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOV 22 2010

Kate Rosenthal
State
Of
Tennessee
Notary
Public