THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

BILL GARRETT, Davidson County
Trans:T20090037665 DEEDWARR
Recvd: 06/05/09 14:01 3 pgs
Fees:18.00 Taxes:839.90
20090605-0052446

STATE OF TENNESSEE]
COUNTY OF DICKSON *]*

The actual consideration or value, whichever is greater, for this transfer is $227,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2009.

Notary Public

My commission expires:

ERIC THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

Name and Address of New Owner:

Sailesh T. and Raxa S. Patel
1020 Wellmoor Court
Nashville, TN 37209

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

1020 Wellmoor Court
Nashville, TN 37209

Map and Parcel:

114-7-B-121 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES DARREN LOVELL and wife, JENNIFER L. LOVELL,** hereinafter called "**GRANTORS,**"

have bargained and sold, and by these presents do transfer and convey unto **SAILESH T. PATEL and wife, RAXA S. PATEL**, hereinafter called "**GRANTEES**," their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Section Five of Westchase of record as Instrument No. 20041215-0149127 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Darren Lovell and wife, Jennifer L. Lovell, by Deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, of record as Instrument No. 20050610-0066657 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1020 Wellmoor Court, Nashville, TN 37209.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County Taxes for the year 2009 which have been prorated between the parties and assumed by Grantees.

2. All matters shown on Plan of record in Book 9700, page 521, in the Register's Office for Davidson County, Tennessee.

3. All matters shown on Plan of Section Five, Westchase, of record as Instrument No. 20041215-0149127 in said Register's Office.

4. Restrictive Covenants of record as Instrument No. 20021126-0146387 in said Register's Office.

5. Any easements in favor of TVA of record in Book 751, page 374; Book 787, page 13; and Book 787, page 14, all in said Register's Office.

6. Subject to the rights of others in and to the common areas.

7. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

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 Grantors do covenant with the said Grantees that they 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 Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title 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 2nd day of June, 2009.

JAMES DARREN LOVELL

JENNIFER L. LOVELL

STATE OF TENNESSEE]
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES DARREN LOVELL and wife, JENNIFER L. LOVELL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, the day and year first above written.

NOTARY PUBLIC

My commission expires:

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
March 12, 2011
STATE OF TENNESSEE

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