BILL GARRETT, Davidson County
Trans:T20090064369 DEEDWARR
Recvd: 09/21/09 13:17 2 pgs
Fees:13.00 Taxes:340.40
20090921-0087778

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Dharmesh Patel
5770 Old Hickory Blvd
Hermitage, TN 37076

MORTGAGEE
SunTrust Mortgage, Inc
401 Commerce Street, Ste.6100
Nashville, TN 37219

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 075-09
PARCEL 093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Daryl Spicer, married and Brian Oldham, married** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dharmesh Patel and Parul Patel, husband and wife,** 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 193, Hermitage Hills, Section Two Revised of record in Plat Book 2900, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daryl Spicer and Brian Oldham by Substitute Trustee's Deed from Patrick Taggart, Substitute Trustee, dated April 30, 2009 and filed of record in Instrument No. 20090506-0041560, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Restrictive Covenants on Hermitage Hills Subdivision, Section 2 of record in Book 3096, Page 5; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2900, Page 112, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

This is not the principal residence of the said grantors, nor is it the principal residence of any spouse of said grantors.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **217 Bonnalynn Drive Hermitage, TN 37076.**

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 16th day of September, 2009.

Daryl Spicer

Brian Oldham

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daryl Spicer and Brian Oldham, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of September, 2009.

NOTARY PUBLIC

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 7-24-11

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $92,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of September, 2009.

NOTARY PUBLIC

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 7-24-11