NEW OWNER:

Jatin and Seema Patel
P.O. Box 1153
HENDERSONVILLE, TN 37077

SEND TAX BILLS TO:
NEW OWNER

Map 164
Group 12-0-A
Parcel 48.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087

FILE NO: 10-0106

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20100029084 DEEDWARR
Recvd: 05/14/10 10:05 3 pgs
Fees:18.00 Taxes:316.35
20100514-0037292

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty-Five Thousand Five Hundred and 00/100 Dollars ($85,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DEBBY L. BLACKNER AND HUSBAND, JEFFREY S. BLACKNER,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JATIN PATEL AND SEEMA PATEL** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Final Plat of Weatherston, a plat of which is of record in Instrument No. 20020926-0117440, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Debby L. Blackner and husband, Jeffrey S. Blackner by warranty deed from Jerry Butler Builders, LLC, dated May 30, 2003 and of record in Instrument No. 20030605-0077430, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 925 Pin Oak Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7th day of April, 2010.

DEBBY L. BLACKNER

JEFFREY S. BLACKNER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DEBBY L. BLACKNER AND JEFFREY S. BLACKNER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 7th day of April, 2010.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$85,500.00**.

Jatin Patel
AFFIANT

Sworn to and subscribed to before me this 7th day of April, 2010.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY