Cornerstone Title & Escrow

RETURN TO: 2525 Lebanon Pike
Bldg C, Suite 101
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 10050409

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 27, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$341,500.00~~.

Affiant

Subscribed and sworn to before me, this 1st day of June 2010.

Notary Public
My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20100035951 DEEDWARR
Recvd: 06/14/10 14:22 2 pgs
Fees: 13.00 Taxes: 1263.55
20100614-0046053

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mukesh Patel and Sangita Patel 5504 Nevil Pointe Brentwood TN 37027	New Owner	Tax Parcel ID No. 171-04-0A-079.00 CO

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, **RuthMary Suzette Tucker Wimpy, formerly known as Ruthmary Tucker, and Kevin Wimpy, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mukesh Patel and Sangita 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 69, BROWNSTONE, SECTION TWO, REVISION ONE, as shown on plat of record in Plat Book 9700, Page 942, 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 RuthMary Tucker, a single woman by Warranty Deed from Bank One, National Association, as Trustee, F/K/A First National Bank of Chicago, recorded on the 2nd day of April, 2002 in Instrument No. 20020402-0039585, in the Register's Office of Davidson County, Tennessee.

RuthMary Tucker is one and the same person as RuthMary Suzette Tucker Wimpy.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROWNSTONE, SECTION TWO, REVISION ONE, as recorded in Plat Book 9700, Page(s) 791, revised in Plat Book 9700, Page 942, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions recorded in Book 10658, Page 952, Book 11276, Page 618 and Instrument No. 20010118-0005696 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap,

familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws recorded in Book 10658, Page 952 (attached on Page 995).

Charter of Brownstone Homeowners Association recorded in Book 10659, Page 15.

Deed to Homeowners Association for open space recorded at Instrument No. 20010719-0076872.

This is improved property located at 5504 Nevil Pointe Brentwood TN 37027

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 1st day of June 2010.

RuthMary Suzette Tucker Wimpy

Kevin Wimpy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RuthMary Suzette Tucker Wimpy and Kevin Wimpy, 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 1st day of June 2010.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner