File No. 210050434

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100036503 DEEDWARRSP
Recvd: 06/16/10 11:08 2 pgs
Fees:13.00 Taxes:629.00
20100616-0046684

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-2-11 (AFFIX SEAL)

SHELLY M. PHILLIPS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jayesh A. Patel	Jayesh A. Patel	104024B13700
(NAME) 3000 Vanderbilt Place, #137	(NAME) 3000 Vanderbilt Place, #137	
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Nashville, Tennessee 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, , GreenBank, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jayesh A. Patel and Jayshree J. Patel, husband and wife, hereinafter called the grantee(s), 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 Unit No. 137 as shown on the plan of Bristol West End, a Condominium Development, filed as Exhibit A to, and established by the Master Deed of record in Instrument 20070503-0053313 and amended in Instruments 20070629-0077729 and 20081016-0104201, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to GreenBank by Deed from C. Tucker Herndon, Substitute Trustee, dated 02/26/2010 and filed for record on 03/01/2010 in Instrument 20100301-0015547, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 161, Page 77, Book 332, Page 8, Instrument 20060801-0093560, said Register's Office.

Restrictions of record in Book 4626, Page 719, said Register's Office.

Restrictions of record in Book 10737, Page 558, said Register's Office.

Restrictions of record in Instrument 20050105-0001970, said Register's Office.

Master Deed and By-Laws filed for record in Instrument 20070503-0053313, Amended of record in Instrument 20070629-0077729, Instrument 20081016-0104201, said Register's Office.

Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances Easement to Metropolitan Government of Nashville of record in Instrument 20040615-0070569, said Register's Office.

Stormwater Detention Agreement Easement to Metropolitan Government of Nashville of record in Instrument 20050603-0062976, said Register's Office.

Property taxes for the year 2010 have been pro-rated between Grantor and Grantee. All subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3000 Vanderbilt Place 137, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Their heirs and assigns, against the lawful claims of all persons claiming by through or under Grantor, but none other.. 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 11th day of June, 2010.

GreenBank

By: AVP

~~Terry R.~~ Polman, Assistance Vice President

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry R. Polman with whom I am personally acquainted and who proved himself/herself to be the Vice President of GreenBank, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 11th day of June, 2010.

Commission expires: 10-23-12

Kim Gillespie

Notary Public

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: 210050434

RETURN TO:

Sidwell Title

121 First Avenue South, Suite 200

Franklin, TN 37064