Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100047432 DEEDWARR
Recvd: 08/03/10 08:18 3 pgs
Fees:18.00 Taxes:1124.80
20100803-0060683

ADDRESS NEW OWNER:
Joseph Matthews
613 Palisades Court
Brentwood, Tennessee 37027

SEND TAX BILL TO:
~~Mortgagor~~
New Owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP 160-16
GROUP B
PARCEL 92.00co

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Lee P. Patnailk and husband, Raj K. Patnaik,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Joseph Matthews and Alyssa Matthews, 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 No. 116 on the Plan of Revision one, Brentwood Chase, of record in Plat Book 9700, page 936-941, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Lee P. Patnailk and husband, Raj K. Patnaik by deed dated May 18, 2004 from Century Home Builders, LLC, a Tennessee Limited Company of record in Instrument no. 20040521-0059856, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **613 Palisades Court, Brentwood, Tennessee 37027.**

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, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **28th** day of **July, 2010.**

Lee P. Patnaik

Raj K. Patnaik

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lee P. Patnailk and husband, Raj K. Patnaik**, the bargainors, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of July, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $304,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of July, 2010.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY