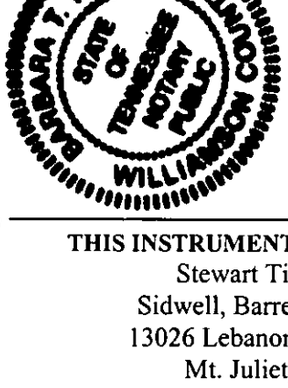
Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

File No. 210080654

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCTOBER 20, 2013

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100059642 DEEDWARR
Recvd: 09/22/10 10:49 2 pgs
Fees:13.00 Taxes:690.05
20100922-0075352

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher N. Getz	NEW OWNER	MAP 108120B03000
(NAME)	(NAME)	
3128 Harborwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	,	
(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, **WE, Narandas Patel and wife, Madhuben Patel,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher N. Getz, a single person,** hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 110 on the Plan of PHASE 1-A, SECTION ONE, HARBORVIEW, as shown by plat of record in Plat Book 6900, Page 583 and amended in Book 9096, Page 760, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Narandas Patel and wife, Madhuben Patel by Deed dated April 6, 1992, from Frank Batson Homes, Inc., and filed for record on April 8, 1992, in Book 8596, page 361, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 583 and Amendment in Book 9096, Page 760, Register's Office of said County.

Easement as shown of record in Book 5658, Page 984, Register's Office for said County.

Agreement for Dedication of Sanitary Sewer Easement and/or Storm Drainage Easement as shown of record in Book 5856, Page 84, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Book 7390, Page 270, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7522, Page 339 and Book 8263, Page 554, Register's Office for said County.

QuitClaim Deed to Homeowner's Association as shown of record in Book 8297, Page 376, Register's Office for said County.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Book 7471, Page 26 and Amendments in Book 7646, Page 142, Book 8263, Page 534, Book 8271, Page 863 and Book 8297, Page 380, Register's Office of said County.

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 3128 Harborwood Drive, Nashville, TN 37214

(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), HIS 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), HIS 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 my/our hands this 16th day of September, 2010.

Narandas Patel

Madhuben Patel

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Narandas Patel and wife, Madhuben Patel the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of September, 2010.

Commission expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210080654

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122