THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20110000414 DEEDWARR
Recvd: 01/03/11 14:53 2 pgs
Fees:13.00 Taxes:765.53
20110103-0000578

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 075-11-A-77.00C0

The actual consideration or value, whichever is greater, for this transfer is $206,900.00.

Affiant

Subscribed and sworn to before me this the 29th day of December, 2010.

My Commission Expires: 01/07/2013

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

Kushal' . Patel
(Name)
1456 Stoner Ridge
(Street Address)
Hermitage, Tennessee 37076

SEND TAX BILLS TO:

Wells Fargo Home Mortgage
(Name)
405 SW 5th Street
(Street Address)
Des Moines, IA 50309-4600

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **ANDREW JOHNSON AND SHANNON JOHNSON, husband and wife,** hereinafter, collectively, the "Grantors," have bargained and sold, and do by these presents transfer and convey, unto **KUSHAL PATEL, a single person,** hereinafter, "Grantee," a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Phase Three, Heritage Meadows, as of record in Book 9700, page 984, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Johnson and wife Shannon Johnson by deed from Michael W. Haun, unmarried, of record in Instrument 20041011-0122503, Register's Office for Davidson County, Tennessee, dated July 28, 2004.

BEING improved property known as: 1456 Stoner Ridge, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and/or assigns forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Real Estate Taxes for the year 2011 and subsequent years. Tax Parcel No. 075-11-A-77.00C0.
2. All matters shown on the Plan of record in Book 9700, page 984, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10337, Page 102, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. By-Laws in Book 10337, page 123, Register's Office for Davidson County, Tennessee.
5. Declaration of Annexation in Instrument 200003130025560, Register's Office for Davidson County, Tennessee.
6. Charter in Book 1114, page 771, Register's Office for Davidson County, Tennessee.

Grantors further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantors have caused their names to be affixed hereto as of the 29th day of December, 2010.

Andrew Johnson

Shannon Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Andrew Johnson and Shannon Johnson,** the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 29th day of December, 2010.

Notary Public

My Commission Expires: _____

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013