# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110013614 DEEDWARR
Recvd: 03/07/11 14:38 2 pgs
Fees:13.00 Taxes:407.00
20110307-0018059

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/19/2013

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Brittany McLamb | New Owner | 135-11-O-C-055.00-CO |
| (NAME) | (NAME) | |
| 165 Nashboro Greens | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | | |
| (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, **Reshma Patel, married**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brittany J. McLamb, an unmarried woman**, hereinafter called the GRANTEE(S), her heirs and/or 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. 212 on the Plan of Nashboro Village, Tract 18, Phase Two, as of record in Plat Book 9700, Page 968, Instrument No. 20010423-0039877, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Reshma Patel, a married woman by Deed dated 6/30/2005 from Greenvale Construction, LLC, a Tennessee limited liability company as recorded on 7/21/2005 in Instrument No. 20050721-0084850, Register's Office for Davidson County, Tennessee.

Hiten Patel joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Resha Patel.

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 165 Nashboro Greens, Nashville, TN 37217
(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), her heirs and/or 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), her heirs and/or 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 2nd day of March, 2011.

Reshma Patel by Donna Mason atty-in-fact
Reshma Patel
By: Donna Mason,
Her Attorney-In-Fact

Hiten Patel by Donna Mason atty-in-fact
Hiten Patel
By: Donna Mason,
His Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donna Mason, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Reshma Patel and husband, Hiten Patel for the purposes therein contained, and who further proved to me that she is the Attorney-In-Fact for Reshma Patel and husband, Hiten Patel, and is authorized by Reshma Patel and husband, Hiten Patel to execute this instrument on their behalf.

Witness my hand, at office, this 2nd day of March, 2011.

NOTARY PUBLIC

My Commission Expires: 3/19/2013

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**121 First Avenue South, Ste 200**
**Franklin, TN 37064**

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY