(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3339

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

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 8TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: . 9-23-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio S. Noriz	Antonio S. Noriz	097-08-0-086.00
(NAME) 6041 Port Aradarko	(NAME) 6041 Port Aradarko	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dushyant S. Patel and Premila Patel, Husband and Wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antonio S. Noriz and Mark A. Noriz, 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:

- As JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Land in Davidson County, Tennessee, being Lot No. 258 on the Plan of Lake Park, Section 13, as of record in Book 4955, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property convey by Dushyant S. Patel to Dushanyant S. Patel and Premila Patel by Quit Claim Deed of record in instrument # 20020520-0061473 of the Register's Office of Davidson County, Tennessee. For source of title see Warranty Deed of record in Book 8156, page 324 of said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

unimproved ☒

This is improved ☐ property, known as 6041 Port Aradarko, Hermitage, TN 37076

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 8th day of March, 2011.

Dushyant Patel

Premila Patel

BILL GARRETT, Davidson County
Trans:T20110014945 DEEDWARR
Recvd: 03/14/11 09:48 2 pgs
Fees:13.00 Taxes:629.00
20110314-0019852

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, Dushyant S. Patel and wife, Premila Patel, the within named bargainors, with whom I am personally acquainted and who upon oath acknowledged that they themselves executed the foregoing instrument for the purposes therein contained.

WITNESS my hand at office on this the 8th day of March, 2011.

Notary Public: _____
My Commission Expires: 7/16/13

JACK EVANS GRITTON, II
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD