03

Realty Title

BILL GARRETT, Davidson County
Trans:T20110015975 DEEDWARR
Recvd: 03/17/11 14:23 2 pgs
Fees:13.00 Taxes:660.45
20110317-0021125

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0119

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$178,500.00

Rachelle Cauley
Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH OF MARCH, 2011

Diane K. Mann
Notary Public
Commission Expires:

ADDRESS OF NEW OWNER:
Chirag Patel and Ekta Patel
7277 Charlotte Pike #112
Nashville, TN 37209

SEND TAX BILLS TO:
MAGNA BANK
6525 QUAIL HOLLOW RD, #300
MEMPHIS, TN 38120

MAP & PARCEL
114-08-0C-007.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Chandra Gipson Porter and Ryan Porter, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chiragkumar M. Patel and Ektaben C. Patel, 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, State of Tennessee, described as follows, to-wit:

Being Unit 7 on the Plan of West Park Phase 1 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument #20040304-0024541*, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Chandra K. Gipson, unmarried, by Warranty Deed, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument # 20041229-0153697, Register's Office for Davidson County, Tennessee, dated December 17, 2004 and recorded December 29, 2004.

The said Chandra K. Gipson, having since married, is now known as Chandra Gipson Porter.

***AND INSTRUMENT NO. 20050222-0018812, AND AS SHOWN ON THE PLAN IN INSTRUMENT NO. 20040624-0075135,**

The said Ryan Porter joins in this conveyance to relinquish any and all marital interest he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7277 Charlotte Pike #112 Nashville TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15 day of March, 2011

Chandra Gipson Porter

Chandra Gipson Porter

RP

Ryan Porter

Ryan Porter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHANDRA GIPSON PORTER & RYAN PORTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BRENTWOOD, Tennessee this .

Julia A. Hirt

Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Commission Expires:
9.17.2011