Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, STE 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $95,500.00

Pamela H Neighbours
Affiant

Subscribed and sworn to before me, this 2nd day of ~~May~~ JUNE 2011.

Angela A. Ramsey
Notary Public
My commission expires: 4/23/2014

ANGELA A. RAMSEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires April 23, 2014

05-1105-65233

Address of New Owner:	Send Tax Bills to:	Tax Information
Jignasa Patel 710 Windsor Green Blvd. Goodlettsville, TN 37072	OWNER	26 06 0 A 058

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Bank of Nashville**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jignasa Patel and husband, Devang Patel**, hereinafter called the Grantees, their successors and 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 Lot No. 68, on the Plan of The Townhomes at Windsor Green, Ph I, Sec. 2, of record in Instrument No. 20030417-0051548, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Bank of Nashville by deed from Marcy E. Shelton, Successor Trustee, dated March 11, 2010, recorded March 12, 2010 in Instrument No. 20100312-0019031, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 124 Canton Court, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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.

BILL GARRETT, Davidson County
Trans:T20110033515 DEEDWARRSP
Recvd: 06/06/11 08:11 2 pgs
Fees:13.00 Taxes:353.35
20110606-0042924

WITNESS my hand this 31 day of May, 2011.

The Bank of Nashville

By: _____
Gina Clanton, Bank Officer

CORPORATE ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gina Clanton, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the authorized representative of The Bank of Nashville, the within named bargainor, and that he is authorized by The Bank of Nashville to execute this instrument on its behalf and in the capacity stated therein.

Witness my hand in Nashville Tennessee, this 31 day of May, 2011.

_____
Notary Public

January, 25, 2015
My Commission expires

SUSAN E. GOBLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY