This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110047886 DEEDWARR
Recvd: 08/05/11 10:29 3 pgs
Fees:18.00 Taxes:843.60
20110805-0060336

ADDRESS NEW OWNER:
Michelle D. Poole
736 Wolfeboro Lane
Nashville, Tennessee 37221

SEND TAX BILL TO:
MORTGAGEE

MORTGAGEE:
First Bank
6110 Shallowford Rd #2
Chattanooga, TN 37421

MAP	**141-5**
GROUP	**A**
PARCEL	**64.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Chetan Patel, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michelle D. Poole,** unmarried hereinafter called the GRANTEE, her 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, Tennessee, being Lot No. 64 on the Plan of Avondale Park, Phase I, Section 3, of record in Instrument No. 20090318-0024198, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Chetan Patel, married by deed dated June 30, 2010 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument no. 20100702-0052268, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **736 Wolfeboro Lane, Nashville, Tennessee 37221.**

*Tejalben Patel, spouse of Chetan Patel, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

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, her heirs and assigns , forever, and, GRANTOR does covenants 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, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 my hand this the 2nd day of Aug, 2011.

Chetan Patel by attorney in fact Ravajibhai Patel

Chetan Patel, by Ravajibhai Patel, as attorney-in-fact

Tejalben Patel by attorney-in-fact Ravajibhai Patel

Tejalben Patel, by Ravajibhai Patel, as attorney-in-fact

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ravajibhai Patel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for Chetan Patel and Tejalben Patel, the bargainors, and as Attorney in Fact , he executed the within Warranty Deed for the purposes therein contained by signing the names of Chetan Patel and Tejalben Patel, as their free act and deed.

WITNESS my hand and official seal this 2nd day of August, 2011

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $228,000.00.

Lydia B George
AFFIANT

Subscribed and sworn to before me on this 29th day of July, 2011.

Susanne E. Marlowe
NOTARY PUBLIC

SUSANNE E. MARLOWE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 9/16/12