BILL GARRETT, Davidson County
Trans:T20110053769 DEEDWARR
Recvd: 08/31/11 10:19 2 pgs
Fees:13.00 Taxes:1820.40
20110831-0067435

**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0511

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,000.00

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of August, 2011
Kim Natalie Parsons
Notary Public
Commission Expires: 7/7/2014

KIM NATALIE PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Chetan A. Patil<br>Meenal K. Patil<br>2709 Acklen Avenue #B<br>Nashville, TN 37212 | Access National Mortgage<br>1800 Robert Fulton Drive, Ste 350<br>Reston, VA 20191 | 104-11-H-1.00CO |

## 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,

**Wade Chumney and Elinor Chumney, (she is now known as Elinor C. Gray)**

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

**Chetan A. Patil and spouse, Meenal K. Patil**

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, Tennessee, being Unit 1, as described in the Master Deed establishing Hearington Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070321-0034481, Register's Office for Davidson County, Tennessee, to which referencc is hereby made for a more complete description of said Unit.

Being the same property conveyed to Wade Chumney and wife, Elinor Chumney, by Warranty Deed, from Hearington Homes, Inc., of record in Instrument # 20070404-0040494, Register's Office for Davidson County, Tennessee, dated April 4, 2007 and recorded April 4, 2007.

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: 2709 Acklen Avenue #B, Nashville, TN 37212.

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 23rd day of August, 2011.

Wade M. Chumney

Wade Chumney

Elinor C. Gray

Elinor C. Gray

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wade Chumney and Elinor C. Gray** 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 23rd day of August, 2011.

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 5/8/2012

(Notary Seal)