Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $~~700,000.00~~ 192,000.00

Affiant

Subscribed and sworn to before me, this 8th day of February, 2012.

Notary Public
My commission expires: 4/20/15

04-1112-54195

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen West 3117 Pony Ridge Way Antioch TN 37013	Franklin American Mtg Co 501 Corporate Ctr Dr., #400 Franklin, TN 37067	164-10-0-A-147

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, Manish Patel and Trupti Patel, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen West and Crystal West,* 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:

*husband + wife

Land in Davidson County, Tennessee, being Lot No. 193, on the Plan of Summerfield Village Three, of record in Instrument No. 20001006-0099706, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Manish Patel and Trupti Patel, husband and wife, by deed from Capitol Homes, Inc., a Tennessee Corporation, dated May 14, 2004 and recorded June 3, 2004, of record in Instrument No. 20040603-0065430, 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 3117 Pony Ridge Way, Antioch, TN 37013

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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 02/10/12 13:28 3 pgs
Fees:18.00 Taxes:710.40
20120210-0012089

WITNESS my hand this 8th day of February, 2012.

Manish Patel

Trupti Patel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Manish Patel and Trupti Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 8th day of February, 2012.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Return To:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494
11-0579D

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.