WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th 15th day of **March, 2012**

Notary Public

MY COMMISSION EXPIRES: 4/23/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	~~SEND~~ TAX BILLS TO:	MAP-PARCEL NUMBERS
Vipul Patel and Nilam Patel	FIFTH THIRD MORTGAGE Co	114140A02400CO
(NAME)	(NAME)	
800 Woodland Way	5001 KINGSLEY Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	CINCINNATI OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **David J. Landry and wife Ellie R. Landry**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vipul A. Patel and Nilam A. 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, Tennessee, being Lot No. 24 on the Plan of Woodland Forest Section Two of record in Instrument Number 20050331-0035005, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David J. Landry and wife, Ellie R. Landry, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated May 18, 2007 and filed on May 22, 2007 in Instrument Number 20070522-0061043, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 800 Woodland Way, 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 do covenant with the said Grantees that we are 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 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 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:T20120020048 DEEDWARR
Recvd: 03/20/12 12:47 2 pgs
Fees:13.00 Taxes:998.63
20120320-0023563

Witness our hands this **12th** day of **March, 2012**

David J. Landry

Ellie R. Landry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **David J. Landry and Ellie R. Landry,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **March, 2012**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON