BILL GARRETT, Davidson County
Trans: T20120054485 DEEDWARR
Recvd: 07/25/12 09:52 2 pgs
Fees: 13.00 Taxes: 2289.93

20120725-0065231

WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $618,900.00

Natvar B Patel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2012

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Natvar B. Patel	**Same**	054140A01000CO
(NAME)	(NAME)	
37 Harbor Cove Dr.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN. 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Prudential Relocation, Inc., a Colorado corporation*** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Natvar B. Patel and Pushpa Patel, husband and wife, hereinafter called the GRANTEE(S), their heirs and/or 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. 10 on the Plan of Brandywine Harbor of record in Plat Book 11700, page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Prudential Relocation, Inc., a Colorado corporation* by Deed from Willis D. Pugh and wife, Charlisa C. Pugh of record in Instrument No. 20120126-0007208, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.
Tax Parcel Identification No. 054140A01000CO.
All matters as set forth per Plat Book 11700, Page 38, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11704, Page 356, as amended of record in Instrument No. 20070119-0007855, as amended of record in Instrument No. 20070824-0101934, said Register's Office.
Charter of the Homeowner's Association of record in Instrument No. 20000118-0005534, said Register's Office.

N/K/A Brookfield Relocation Inc.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 37 HARBOR COVE Drive, OLD HICKORY, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 25 day of June, 2012

Prudential Relocation, Inc. *

By: Desiree Fernandez
Its: Asst. Secretary
STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Desiree Fernandez the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the assist sec of Prudential Relocation, Inc., a Colorado corporation,* and who further acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25 day of June, 2012

Notary Public
My Commission Expires:

SHELLEY DARNELL
Notary Public, State of Texas
My Commission Expires
October 14, 2012

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

N/K/A Brookfield Relocation Inc.