WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120077262 DEEDWARR
Recvd: 10/11/12 09:20 2 pgs
Fees:13.00 Taxes:653.05
20121011-0093092

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$176,500.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2012.

Notary Public

My commission expires:
(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michelle Lynn Davey	New Owner	**Map 161-09-0-A Parcel 005.00co**
4708 Brighton Village Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sejal Kantilal Patel, now known as Sejal Patel West, and Ben West, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle Lynn Davey

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 Townhome Unit No. 4708 (a/k/a Unit 24)as set forth in the Master Deed establishing Brighton Village, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20080117-0005582, Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit "A" to First Amendment to the Master Deed of record in Instrument No.20080808-0081965, said Register's Office.

Being the same property conveyed to Sejal Patel Peetz and husband, Dean Peetz, by Deed dated May 30, 2008 from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20080603-0056710, Register's Office for DAVIDSON County, Tennessee. Sejal Patel Peetz and Dean Michael Peetz divorced pursuant to the Final Divorce Decree under Docket No. 09D-2566, Fourth Circuit Court of Davidson County, Tennessee, and the tenancy by the entirety was severed thereby. Subsequently, Dean Michael Peetz, also know as Dean Peetz, died intestate, a resident of the State of Missouri, on September 3, 2010. His Estate is being administered under Case No. 10CG-PR00216, 32nd Judicial Circuit Court for Cape Girardeau County, Missouri. An Ancillary Probate administration is being conducted in the Probate Court of Davidson County, Tennessee, under Case No. 11P-77. As the property is located in the State of Tennessee, the subject property passes in accordance with Tennessee law. The decedent was not married at the date of his death and left no lineal descendants. Accordingly, the property is vested in Elmer Dean Peetz, the father of the decedent, and Lois June Peetz, the mother of the decedent, as the heirs at law of the decedent. The said Elmer Dean Peetz and Lois June Peetz, recognize that their ownership of the property is subject to the provisions of the said Final Decree of Divorce. The said property was further conveyed to Sajal (correctly spelled Sejal) Kantilal Patel, formerly known as Sejal Patel Peetz by Quitclaim Deed dated June 8, 2011, from Elmer Dean Peetz and wife, Lois June Peetz, as the parents and sole heirs of Dean M. Peetz, deceased of record in Instrument No. 20110614-0045502, said Register's Office of Davidson County, Tennessee. The said Sejal Kantilal Patel has since married and is now known as Sejal Patel West.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **4708 Brighton Village Drive, Nashville, TN 37211**

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 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 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/our hand(s) this **27th** day of **September, 2012.**

Sejal Patel West

Ben West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sejal Patel West and Ben West,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **September, 2012.**

Notary Public

JOHN I. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/24/13