WARRANTY DEED

BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,500.00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2013.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 2/4/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chandubhai M. Patel	NEW OWNER	064030A07900CO
(NAME)	(NAME)	
1612 Rachel Way		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130012425 DEEDWARR
Recvd: 02/13/13 14:17 2 pgs
Fees:13.00 Taxes:1159.95

20130213-0014848

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, **Johnnie L. Arrowood, Jr. and wife, Judith Arrowood**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Chandubhai M. Patel and wife, Urmilaben C. Patel** , 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, TN, being Lot No. 167 on the plan of Phase Twelve, Section Two, Brandywine Pointe, of record in Plat Book 9700, Page 15, corrected in Book 9828, Page 823, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Johnie L. Arrowood, Jr. and wife, Judith Arrowood by Deed from Jerry N. Hardin and wife, Barbara S. Hardin, dated 06/02/2004 and filed for record on 06/03/2004 in Instrument 20040603006570l, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 156, Plat Book 9700, Page 15, Book 9828, Page 823, said Register's Office.
Restrictions of record in Book 8120, Page 170, as amended of record in Book 8671, Page 484, as amended of record in Book 9010, Page 627, as amended of record in Book 9748, Page 295, as amended of record in Book 9764, Page 73, said Register's Office.
Restrictions of record in Book 8695, Page 379, as amended of record in Book 9145, Page 957, as amended of record in Book 9576, Page 846, as amended of record in Book 9776, Page 427, as amended of record in Book 10447, Page 711, as amended of record in Book 10684, Page 324, said Register's Office.
By-Laws were amended of record in Book 10721, Page 835, said Register's Office.
Non Exclusive Easement for Parking and Ingress/Egress of record in Book 11108, Page 555, said Register's Office.
Charter of record in Book 8637, Page 563, said Register's Office.
Charter of record in Book 9013, Page 39, said Register's Office.
Charter of record in Book 9117, Page 77, said Register's Office.

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 1612 Rachel Way, 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 7th day of February, 2013.

Johnnie L. Arrowood Jr.

Judith Arrowood

State of Tennessee
County of Wilson

Personally appeared before me Johnnie L. Arrowood Jr. and Judith Arrowood, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of February, 2013.

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122