When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $33,600.00

Affiant

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 3rd day of April, 2013.

Notary Public
My commission expires: 9/22/14

05-1303-65929

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Patel	Mark Patel	081-07-0-398.00
342 Homestead Road	342 Homestead Road	
Nashville, TN 37207	Nashville, TN 37207	

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, Jared T. Peters, Gale Bamford and wife, Arlen Bamford, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Patel, 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:

Land in Davidson County, Tennessee, being Lot No. 48, on the Plan of Cephas Woodard Subdivision of Lots No. 5 and 6 Woodard Property, of record in Book 161, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jared T. Peters, Gale Bamford and wife, Arlen Bamford by Special Warranty Deed from Aurora Loan Services, dated February 24, 2009, recorded March 4, 2009, of record in Instrument No. 20090304-0018967, 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 1811 Cephas Street, Nashville, TN 37208

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.

BILL GARRETT, Davidson County
Trans:T20130030511 DEEDWARR
Recvd: 04/15/13 11:00 3 pgs
Fees:18.00 Taxes:124.32
20130415-0036986

WITNESS my hand this 3rd day of April, 2013.

Jared T. Peters

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand in Brentwood, TN, this 3rd day of April, 2013.

Notary Public
State of Tennessee at Large

My Commission expires: 7/6/2014

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand this 3rd day of April, 2013.

Gale Bamford

Arlen Bamford

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gale Bamford and Arlen Bamford, 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 _____, CA, this 3rd day of April, 2013.

Notary Public

My Commission expires: _____

WITNESS my hand this 3rd day of April, 2013.

Jared T. Peters

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand in _____, TN, this 3rd day of April, 2013.

Notary Public
State of Tennessee at Large

My Commission expires: _____

WITNESS my hand this 3rd day of April, 2013.

X Gale Bamford
Gale Bamford

X Arlene Bamford
Arlen Bamford

STATE OF CALIFORNIA
COUNTY OF X Fresno

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gale Bamford and Arlen Bamford, 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 X Kingsburg, CA, this 3rd day of April, 2013.

X Shannon Guss
Notary Public

My Commission expires: X July 3, 2013

TGJ1 SHANNON GUSS COMM. #1856645 NOTARY PUBLIC - CALIFORNIA FRESNO COUNTY My Comm. Expires July 3, 2013 TGJ1