NEW OWNER:

Prafulbahi B. Patel
4424 Andrew Jackson Pkwy
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY: & RETURN TO:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

Fifth Third Mortgage Co.
5001 Kingsley Drive
Cincinnati, OH 45227

FILE NO: 13-0672

Map 075 Group 07-0 Parcel 028.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130055546 DEEDWARR
Recvd: 07/01/13 10:38 3 pgs
Fees:18.00 Taxes:540.20
20130701-0067417

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Six Thousand and 00/100 Dollars ($146,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CECIL L. MULLIS and wife, MARGARET E. MULLIS** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **PRAFULBAHI B. PATEL, married** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being Lot No. 95 on the plan of TULIP GROVE, Section Two, as of record in Book 3700, Page 122, Register's office for Said County.

Said Lot No. 95 fronts 93 feet along the northwesterly margin of Andrew Jackson Parkway and extends back between lines measuring 150.84 feet on the southwesterly line and 164.73 feet on the Northeasterly line to a line in the rear measuring 108.10 feet thereon.

BEING the same property conveyed to Cecil L. Mullis and wife, Margaret E. Mullis, by Warranty Deed from Bertha L. Sutton, widow, dated July 21, 2003, and of record in Instrument No. 20030811-0114563, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4424 Andrew Jackson Pkwy, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this **26th** day of **June, 2013.**

CECIL L. MULLIS

MARGARET E. MULLIS

STATE OF GEORGIA
COUNTY OF Polk

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, CECIL L. MULLIS AND MARGARET E. MULLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of June, 2013.

NOTARY PUBLIC

My commission expires: 3-6-16

ROBERT BRANNON NOTARY PUBLIC POLK COUNTY GEORGIA EXPIRES March 6, 2016

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The actual consideration or value, whichever is greater, for this transfer is $ 146,000.00 .

AFFIANT

Sworn to and subscribed to before me this 28th day of June, 2013.

NOTARY PUBLIC

My commission expires: 8/23/14

