This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 163-02-0-025.00
Account Number: INSERT ACCT # HERE

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Amitbhai T. Patel
5028 Highlander Dr.
Antioch, TN 37013

SEND TAX BILLS TO:

Same

BILL GARRETT, Davidson County
Trans:T20130079199 DEEDWARR
Recvd: 09/12/13 12:31 2 pgs
Fees:13.00 Taxes:592.00
20130912-0096339

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ANILKUMAR B. PATEL AND WIFE, SIMABEN M. PATEL** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **AMITBHAI T. PATEL, and wife, Darshansben A. Patel** "Grantee(s)", His heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 76, Hickory Highland Place, Phase 3, according to plat and survey of same appearing of record in Plat Book 9700, page 798, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Anilkumar B. Patel and Wife, Simaben M. Patel, by Warranty Deed from Jerry Butler Builders, LLC., dated 10/14/1999, appearing of record in Book 11706, page 534, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 9700, page 798, Register's Office for Davidson County, Tennessee.; Deed of Conveyance to Metro Nashville/Davidson County of record in Book 10868, page 886, and Book 10868, page 923, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Hickory Highland Place Subdivision of record in Book 11306, page 572; Book 11667, page 310, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 5028 Highlander Dr., Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), His heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that They is lawfully seized and possessed of said parcel of real estate, and that They has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Himself, Their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), His heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 6th day of September, 2013.

Anil Kumar B. Patel
Anilkumar B. Patel

Simaben M. Patel
Simaben M. Patel

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Anilkumar B. Patel and Simaben M. Patel, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 6th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 7/2/17

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property ~~transferred~~, whichever is greater, is $160,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patel A.T.
AFFIANT

Sworn to and subscribed before me this 6th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 7/2/17

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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