BILL GARRETT, Davidson County
Trans:T20130083886 DEEDWARR
Recvd: 09/27/13 14:00 3 pgs
Fees:18.00 Taxes:1295.00
20130927-0101936

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER

Jignesh J. Patel
3600 Old Hickory Blvd.
Old Hickory, TN 37138

MORTGAGEE

US Bank N.A.
3401 West End Avenue, Suite 400 E
Nashville, TN. 37203

SEND TAX BILLS

OWNER

MAP-PARCEL:

MAP 053-16
PARCELS 124.00 & 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jean Y. Oatsvall, Trustee, with full power to transfer, sell, convey, lease, mortgage or encumber without the joinder of any beneficiary** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jignesh J. Patel and wife, Manisa J. Patel,** 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:

TRACT 1: A certain tract of land located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 2 on the Final Plat of The Carl Minchey Property, A Resubdivision of Part of Lot No. 20 on the Plan of Life & Casualty Insurance Co.'s Subdivision of Dabbs & Elliott Property Known as Dupontonia, as of record in Plat Book 8250, Page 537, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jean Y. Oatsvall, Trustee, with full power to transfer, sell convey, lease, mortgage or encumber without the joinder of any beneficiary by Quitclaim Deed from Jean Y. Oatsvall, Individually, dated April 29, 2004, filed for record in Instrument No. 20040524-0060640, Register's Office for Davidson County, Tennessee.

This property is known as: 3602 Old Hickory Blvd., Old Hickory, TN. 37138
Map 053-16-0, Parcel 124.00

TRACT 2: A certain tract of land located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot 20 on the Plan of Life and Casualty Insurance Co.'s Subdivision of Dabbs & Elliott Property Known as Dupontonia, as of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee and further described as follows:

Beginning at the southwest corner of the property conveyed to Thomas W. Walker and wife, by deed from Harry J. Keller and wife, of record in Book 1540, Page 593, said Register's Office; thence with Walker's southwesterly line southeasterly 221 feet; thence southwestwardly 92 1/2 feet to a point 200 feet, northeast of the northeasterly margin of Old Hickory Blvd; thence northwesterly and parallel with same, 221 feet to the southeast corner of the property conveyed to Rupert Lee

Denny by deed from Laura B. Cassety and husband of record in Book 1110, Page 234, said Register's Office; thence with Denny's southeasterly line northeastwardly 92 1/2 feet to the beginning, including but excluding therefrom a 50 foot right of way used for roadway purposes. Together with an easement for a 50 foot roadway extending from the southerly line of premises to the northerly margin of Old Hickory Blvd. and rights with reference thereto, as set out in a deed of record in Book 946, Page 128, said Register's Office.

Being part of the same property conveyed to Jean Y. Oatsvall, Trustee, with full power to transfer, sell convey, lease, mortgage or encumber without the joinder of any beneficiary by Quitclaim Deed from Jean Y. Oatsvall, Individually, dated April 29, 2004, filed for record in Instrument No. 20040524-0060640, Register's Office for Davidson County, Tennessee.

This property is known as: 103 Iris Avenue, Old Hickory, TN. 37138.
Map 053-16-0, Parcel 050.00

This property is being conveyed "As Is".

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Right of Ways and Easements of record in Book 917, Page 205; Book 924, Page 121; Book 4967, Page 982; Book 5300, Page 628; Book 5388, Page 46; Book 5390, Page 261; Book 5395, Page 402; Book 5430, Page 439, and Book 9509, Page 614; Agreement for Dedication of Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee in the Register's Office for Davidson County, Tennessee; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 843, Page 56 and Plat Book 8250, Page 537, Register's Office for Davidson County, Tennessee.

This is the part of description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as: **3602 Old Hickory Blvd. & 103 Iris Avenue, Old Hickory, TN 37138.**

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 and assigns, forever; and we do covenant with 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 our hands this 23rd day of September, 2013.

Jean Y. Oatsvall, Trustee

Jean Y. Oatsvall, Trustee

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jean Y. Oatsvall, Trustee, with full power to transfer, sell, convey, lease, mortgage or encumber without the joinder of any beneficiary., the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of September, 2013.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

Jignesh J Patel
AFFIANT

Subscribed and sworn to before me this 23rd day of September, 2013.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16