RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20130090820 DEEDWARR
Recvd: 10/22/13 13:37 2 pgs
Fees:13.00 Taxes:1091.50
20131022-0110154

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this 17th day of October, 2013.

Notary Public
My commission expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

03-1309-38055

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Beverly S. Patnaik 429 Carphilly Court Brentwood TN 37027	SAME	172-05-0-B-135.00-CO

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, **Robert M. Dreyfus, III and wife, Julie Faye K. Dreyfus**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Beverly S. Patnaik**, **married**, 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. 21, on the Plan of Sterling Oaks, Phase III, (Edmondson Way PUD), of record in Instrument No. 20001122-0115320, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Dreyfus, III by Warranty Deed from Mimi G. Rosario, unmarried, dated May 18, 2007, recorded May 25, 2007, of record in Instrument No. 20070525-0062744, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert M. Dreyfus, III and wife, Julie Faye K. Dreyfus by Quitclaim Deed from Robert M. Dreyfus, III, married, dated November 26, 2007, recorded November 30, 2007, of record in Instrument No. 20071130-0138733, 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 429 Carphilly Court, Brentwood, TN 37027

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.

WITNESS my hand this 17th day of October, 2013.

Robert M. Dreyfus, III

Julie Faye K. Dreyfus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert M. Dreyfus, III and Julie Faye K. Dreyfus, 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 Nashville, TN, this 17th day of October, 2013.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.