THIS INSTRUMENT PREPARED BY:
James L. Grillot, Attorney
1215 Chatam Ridge Lane
Knoxville, TN 37932

BILL GARRETT, Davidson County
Trans:T20130100429 DEEDWARR
Recvd: 11/27/13 10:18 2 pgs
Fees:13.00 Taxes:490.25
20131127-0121719

AFTER RECORDING RETURN TO:

BridgeTrust Title Group
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

Address New Owner(s)
Jagdishbhai G. Patel and Jasiben J. Patel
512 Riverway Cove Lane
Old Hickory, TN 37138

Send Tax Bills To:
Branch Banking and Trust Company
223 West Nash Street
Wilson, TN 27893

Map & Parcel Nos.:
053060B09200CO

WARRANTY DEED

THIS INDENTURE, made and entered into this **25th day of November, 2013**, by and between **Billy Wayne Brown, a single man,** party of the first part, and **Jagdishbhai G. Patel and Jasiben J. Patel, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($132,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot 141, Phase 5B, Waterford Subdivision, as shown on plat of record in Plat Book 7900, Page 838-839, in the Register's Office, Davidson County, Tennessee, to which plat reference is here by made for a more particular description of said property.

Being the same property conveyed to Billy Wayne Brown, a single man, from Vanessa J. McNeal, a single woman, by Quitclaim Deed in Lieu of Foreclosure dated August 2, 2011, of record in Instrument No. 20110823-0065187, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Billy Wayne Brown, a single man

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Billy Wayne Brown, a single man,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this **25th day of November, 2013.**

Notary Public

My commission expires: 3/3/2014

MELINDA SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2014

STATE OF TENNESSEE, COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$132,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **25th day of November, 2013.**

Notary Public

My commission expires: 3/3/2014

MELINDA SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2014

PROPERTY ADDRESS:
512 Riverway Cove Lane
Old Hickory, TN 37138
KX187001892