BILL GARRETT, Davidson County
Trans: T20130103962 DEEDWARR
Recvd: 12/12/13 12:55 2 pgs
Fees: 13.00 Taxes: 714.10

20131212-0125892

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION [illegible] GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

BOX 50-B RETURN TO: [illegible]
PREPARED BY [illegible]
BANK [illegible]

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sanjay C. Patel	Sanjay C. Patel	06402005000
(NAME)	(NAME)	
1673 STOKLEY LN	1673 STOKLEY LN	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Pauline M. Baldwin Vinson,an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sanjay C. Patel**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 202, on the plan of Brandywine Farms, Section 11, of record in Plat Book 4595, Page 61, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Joe W. Baldwin et ux Pauline M. Baldwin by Deed from Winfrey C. Link et us Frances N. Link, dated August 11, 1987 and filed in Book 7328, page 637, Register's Office of Davidson County, Tennessee.

The said Joe W. Baldwin having since deceased on 10/30/1991 leaving Pauline M. Baldwin Vinson as sole surviving heir.

The said Pauline M. Baldwin and Pauline M. Baldwin Vinson is one in the same person.

The said Pauline M. Baldwin married Raymond Rudy Vinson having since deceased on 9/20/2013 leaving Pauline M. Baldwin Vinson as sole surviving heir.

All matters as set forth on the plat of record in Plat Book 4595, Page 61, Register's Office for said County.

Easement of record in Instrument Number 20100308-0017499, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 217 Shute Lane, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 10th day of December, 2013.

Pauline M Baldwin Vinson
Pauline M. Baldwin Vinson

State of Tennessee
County of Wilson

Personally appeared before me Pauline M. Baldwin Vinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of December, 2013.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON