WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140004401 DEEDWARR
Recvd: 01/21/14 11:24 2 pgs
Fees: 13.00 Taxes: 1387.50

20140121-0005445

G-FC-13-100

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paresh Patel	NEW OWNER (NAME)	
100 Cherry Branch Lane (ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	54-14-100.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVIDS FAMILY TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PARESH PATEL AND DIPTI PATEL, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 294, BRANDYWINE FARMS, SECTION 17, A RE-SUBDIVISION OF LOT 294, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20031124-0170709, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM HAROLD E. DAVIDS, TRUSTEE AND LINDA DAVIDS, TRUSTEE OF THE DAVIDS FAMILY TRUST ERRONEOUSLY LISTED AS HAROLD E. AND LINDA DAVIDS TRUST TO THE DAVIDS FAMILY TRUST WITH HAROLD E. DAVIDS AND LINDA DAVIDS AS CO-TRUSTEES AS RECORDED ON THE 6TH DAY OF OCTOBER, 2010 IN INSTRUMENT NO. 20101006-0080202; QUITCLAIM DEED FROM BRANDYWINE HARBOR PROPERTIES, L.L.C. TO HAROLD E. AND LINDA DAVIDS TRUST AS RECORDED ON THE 14TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070314-0031324 AND WARRANTY DEED FROM HERMAN EUGENE BROWN, JR. AND WIFE, SUSAN OWENS BROWN TO HAROLD E. AND LINDA DAVIDS TRUST AS RECORDED ON THE 14TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070314-0031325, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**THE SAID HAROLD E. DAVIDS IS NOW DECEASED LEAVING LINDA L. DAVIDS AS SOLE TRUSTEE WITH THE FULL POWER TO CONVEY SAID PROPERTY ACCORDING TO THE DECLARATION OF TRUST "DAVIDS FAMILY TRUST".

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 4860, PAGE 70; BOOK 4979 PAGE 92; AS INSTRUMENT 20031124-0170709, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved (X)
This is improved ( ) property, known as 100 Cherry Branch Lane, Old Hickory, Tennessee 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 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 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/our hand(s) this 15th day of January, 2014.

Davids Family-Trust

BY: Linda L Davids

Linda L. Davids, Trustee

STATE OF Tennessee
COUNTY OF Davidson

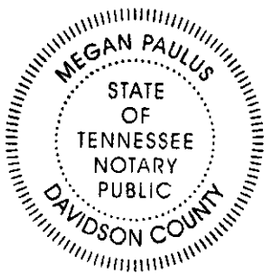
On this the 15th day of January, 2014, before me personally appeared Linda L. Davids, Trustee of the Davids Family Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th day of January, 2014.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903