BILL GARRETT, Davidson County
Trans:T20140018971 DEEDWARR
Recvd: 03/21/14 10:25 2 pgs
Fees:13.00 Taxes:1331.63

20140321-0023358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $359,900.00

Affiant

Subscribed and sworn to before me, this 18th day of March, 2014.

Notary Public

My Commission expires: 11/20/17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JEFFERY BATSON	**UNITED WHOLESALE MORTGAGE**	**01202001900**
1412 SPRINGFIELD HWY	**1414 EAST MAPLE RD**	
GOODLETTSVILLE, TN 37072	**TROY, MI 48083**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

SUNIL CHETAN PATEL AND WIFE RAJESHWARI SUNIL PATEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFERY L. BATSON, A SINGLE MAN

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Cunningham Subdivision, of record in Book 8250, page 385, said Register's Office, to which Plan reference is here made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO SUNIL CHETAN PATEL AND WIFE, RAJESHWARI SUNIL PATEL, BY WARRANTY DEED FROM THOMAS L. CUNNINGHAM, IV AND WIFE, PATRICIA CUNNINGHAM, DATED 06/29/1999 AND RECORDED ON 06/30/1999 IN BOOK 11550, PAGE 61 AND CORRECTED IN INSTRUMENT NUMBER 20010613-0062366, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $31,500.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 1412 SPRINGFIELD HWY, GOODLETTSVILLE, TN 37072.

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 in 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 my/our hand(s) this 18th day of March, 2014.

Sunil Chetan Patel attorney
By: Michelle Crawford, in fact
SUNIL CHETAN PATEL BY MICHELLE CRAWFORD AS ATTORNEY IN FACT

Rajeshwari Sunil Patel
By: Michelle Crawford, attorney in fact
RAJESHWARI SUNIL PATEL BY MICHELLE CRAWFORD AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MICHELLE CRAWFORD, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of SUNIL CHETAN PATEL AND RAJESHWARI SUNIL PATEL, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book *_____, Page _____, and Book _____, Page _____, in said Register's Office.

* 20140321-0023356
&
20140321-0023357

Witness my hand and official seal at office, this 18 day of March 2014

Notary Public

My Commission Expires: 11/20/18

Chris A. Fuentes
State of Tennessee Notary Public
Williamson County