BOX 10-A

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

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140036611 DEEDWARR
Recvd: 05/27/14 10:07 2 pgs
Fees:13.00 Taxes:908.35
20140527-0045146

W & I Ref:(DM) Title No: 53496
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cory L. Richardson Amy E. Richardson 7100 Patten Lane Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 14211005400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$245,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sachin Patel and wife, Erica J. Carrier Patel**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cory L. Richardson and Amy E. Richardson, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Resubdivision of Lots 21 & 22, Section Five Valley West, as of record in Plat Book 4660, page 95, Register's Office for Davidson County, Tennessee to which Plan reference is made for a more complete description.

Being the same property conveyed to Sachin Patel and wife, Erica J. Carrier Patel by Warranty Deed from Arden E. VonHaeger and wife Lisa G. VonHaeger, dated April 28, 2006 and recorded on May 1, 2006 of record in Doc. No. 20060501-0050028, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4660 Page 95, said Register's Office, which Plan shows a 30 foot minimum building setback line from Hicks Road and a 15 foot minimum setback line from Patten Lane; easement for overhand across the southeasterly portion of said lot; and an easement for sanitary sewers 20 feet in width along the southwesterly line, extending along the northwesterly portion of lot, decreasing in width as it approaches the northerly corner with a sewer line and manhole lying therein over the westerly corner of said lot and a 10 foot easement for public utility and drainage purposes along the northwest line of said lot. A 5 x 25 utility anchor easement located on the southeasterly line of said lot on Hicks Road.

This is improved property, known as: 7100 Patten Lane, Nashville, Tennessee 37221
Also known as: 201 Hicks Road, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of May, 2014.

Sachin Patel

Erica J. Carrier Patel

State of TENNESSEE
County of DAVIDSON

On this 23rd day of May, 2014 , before me the undersigned authority, personally appeared Sachin Patel and Erica J. Carrier Patel , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $245,500.00

Affiant

Sworn and subscribed before me this the 23rd day of May, 2014

My Commission Expires: 5/8/18

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

Notary Public