BILL GARRETT, Davidson County
Trans:T20140067229 DEEDWARR
Recvd: 09/10/14 08:30 2 pgs
Fees:13.00 Taxes:455.10
20140910-0082690

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0312HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of September, 2014.

Notary Public
Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jivan Patel 811 Wren Road Goodlettsville, TN 37072	Jivan Patel 809 Wren Rd. Goodlettsville, TN 37072	026-13-0-033.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Crimson Corporation, a Tennessee Corporation

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jivan Patel

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. 5 on the Plan of Echo Meadows, a plat of which is of record in Book 2331, Page 64, Register's Office for said County, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Crimson Corporation, a Tennessee corporation, by Warranty Deed from Ernestine Morris, dated 3/8/99 and recorded 3/8/99 in Book 11374, Page 278, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 811 Wren Road, 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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of September, 2014.

Crimson Corporation, a Tennessee corporation

Nossi Vatandoost

By: Nossi Vatandoost, President

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nossi Vatandoost** ,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **President** for **Crimson Corporation** and that she is authorized by **Crimson Corporation** to execute this instrument on its behalf as such **President.**

Witness my hand and official seal at Hendersonville, Tennessee this 5th day of September, 2014.

Notary Public
My Commission Expires: 10-28-2015

(Notary Seal)

