WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079966 DEEDWARR
Recvd: 10/23/14 11:19 2 pgs
Fees:13.00 Taxes:1309.80
20141023-0097868

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Eby	William C. Eby	06405008400
(NAME)	(NAME)	
1153 Cleveland Hall Blvd.	1153 Cleveland Hall Blvd.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141643

For and 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, **WE, VIJAY D. PATEL AND WIFE, VARSHA PATEL**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM C. EBY AND KAREN W. EBY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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. 103 on the Plan of Cleveland Hall Subdivision, of record in Book 11700, page 51, as amended in Instrument No. 199912090301348, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vijay D. Patel and wife, Varsha Patel by Warranty Deed from Bobby A. Morris and wife, Louise K. Morris, dated January 28, 2002, of record as Instrument No. 20020206-0016435, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This Conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions for Cleveland Hall and the By-Laws appended thereto, of record in Book 11725, page 76, as amended in Instrument No. 20051202-0144894; Instrument No. 20071220-0146113 and Instrument No. 20081014-0103112, said Register's Office; easements and set back lines as set forth on the above plan of record.

unimproved ☐

This is improved ☒ property, known as 1153 Cleveland Hall Blvd., 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 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 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 22nd day of September, 2014.

Vijay D. Patel

Varsha Patel

STATE OF TEXAS

COUNTY OF Fort Bend

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Vijay D. Patel and wife, Varsha Patel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of September, 2014.

Commission expires:
June 20, 2017

Notary Public

DANIEL LOPEZ, JR.
Notary Public, State of Texas
My Commission Expires
June 20, 2017