WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/14 12:33 4 pgs
Fees:23.00 Taxes:1172.90
20141231-0119258

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela J. Burke	Regions Bank dba Regions Mortgage	141050A03500CO
(NAME)	(NAME)	
1000 Nunnery Lane	2058 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 5th day of December, 2014, by and between **PAVLIN A. PATEL AND KHYATI P. PATEL, HUSBAND AND WIFE**, party of the first part, and **ANGELA J. BURKE AND HUSBAND, HAROLD M. BURKE III**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of Final Plat, Avondale Park, Phase 1, Section 1A "Cluster Lot Subdivision", of record in Instrument 200802260018937, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Pavlin A. Patel and Khyati P. Patel, husband and wife by Warranty Deed dated 01/16/2009 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument 200901200004517, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

P A Patel
PAVLIN A. PATEL

KHYATI P. PATEL

STATE OF TEXAS

COUNTY OF TRAVIS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named PAVLIN A. PATEL, 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 at office this 5th day of Dec, 2014.

Commission expires: 7/29/18

Ashley J Smith
Notary Public

ASHLEY J. SMITH
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-29-18

STATE OF TEXAS

COUNTY OF TRAVIS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KHYATI P. PATEL, 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 at office this 5th day of Dec, 2014.

Commission expires: 7/29/18

Ashley J Smith
Notary Public

ASHLEY J. SMITH
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-29-18

EXHIBIT A

All matters as set forth per plat of record in Instrument 200802260018937, said Register's Office.

Declaration of Restrictive Covenants of record in Instrument 200208210100879, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 200812030117452, as amended of record in Instrument 200903310028791 and Instrument 201012230102254, said Register's Office.

Right of Way Easement of record in Book 787, Page 7, said Register's Office.

All matters set out in document including but not limited to an Easement of record in Book 4118, Page 694, said Register's Office.

Grant of Transmission Line Easement of record in Book 4193, Page 903, said Register's Office.

Declaration of Taking of record in Book 4228, Page 635, said Register's Office.

Agreement for Dedication of Easement for Water Line of record in Book 5738, Page 819, as partially abandoned in Resolution Regarding Abandonment of Easement Rights of record in Instrument 200808260087638, and further relocated in Agreement for Dedication of Easement for Water Line of record in Instrument 200808180084836, said Register's Office.

Agreement for Dedication of Easement for Water Line of record in Book 5738, Page 832, said Register's Office.

Agreement for Dedication of Easement for Sewer Line of record in Book 7601, Page 400, said Register's Office.

Agreement for Dedication of Public Utilities Easement Easement of record in Instrument 200402040013639, Instrument 200402040013640, Instrument 200402040013641, said Register's Office.

Access Easement Agreement of record in Instrument 200412070145662, said Register's Office.

Grant of Transmission Line Easement of record in Instrument 200601100003857, said Register's Office.

Stormwater Detention Agreement of record in Instrument 200605120055867, said Register's Office.

Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument 200710020117293, Instrument 200908140076610, said Register's Office.

Agreement for Dedication of Easement for Landscape of record in Instrument 200904140033629, said Register's Office.

Charter of the Homeowner's Association of record in Instrument 200812030117350, said Register's Office.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires _____

