BILL GARRETT, Davidson County
Trans:T20150008159 DEEDWARR
Recvd: 02/02/15 15:09 2 pgs
Fees:13.00 Taxes:1309.43
20150202-0009681

Record and Return
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1676

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bhairav C. Patel Rupali D. Patel 4161 Stone Hall Boulevard Hermitage, TN 37076	RBC Bank (Georgia) N.A. 4161 Stone 8081 Arco Corporate Drive Raleigh, NC 27617	85-4-A-104.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $353,900.00

Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1 2015

Subscribed and sworn to before me, this the 30th day of January, 2015.

Notary Public

My Commission Expires: 6-1-15
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Patricia Schafer, an unmarried individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bhairav C. Patel and Rupali D. Patel, husband and wife,** 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. 104 on the plan of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 1a, a planned unit development, of record in Instrument No. 20091005-0092019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dennis Schafer and Patricia Schafer, husband and wife by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, dated November 8, 2011, recorded November 18, 2011, of record in Instrument No. 20111118-0090273, Register's Office for Davidson County, Tennessee.

Dennis Schafer, deceased having since died on 5-5-2014 (date) leaving Patricia Schafer as surviving tenant by the entirety.
This is improved property located at: **4161 Stone Hall Boulevard, Hermitage, TN 37076**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of **January, 2015.**

GRANTOR(S)

Patricia Schafer

Patricia Schafer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Patricia Schafer** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 30th day of **January, 2015.**

Deborah L. Bissell

Notary Public
My Commission Expires:

6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1 2015