THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15054203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $374,900.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 2015. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150050912 DEEDWARR
Recvd: 06/25/15 10:00 2 pgs
Fees:13.00 Taxes:1017.13
20150625-0061019

WARRANTY DEED

Address New Owner: Jackson Camargo and Fabiola Galvan 5404 Barton Vale Dr. Nashville TN 37211	Send Tax Bills To: Caliber Home Loans 3701 Regent Blvd #200 Irving TX 75063	Tax Information: Tax Parcel ID No. 161-14C-002.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Himanshu V. Patel and Manisha Patel, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Jackson Camargo and wife, Fabiola Galvan**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Barton Vale, of record in Plat Book 7900, Page 639, as amended in Book 9989, Page 968, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Himanshu V. Patel and wife, Manisha Patel by Warranty deed from Zaring Homes, Inc. an Ohio Corporation of record in Book 9868, page 528, Register's Office for Davidson County, Tennessee, dated November 22, 1995 and recorded on November 27, 1995.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 639, as amended in Book 9989, Page 968, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9247, Page 140, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under

Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of record in Book 9247, Page 170 and Book 10028, Page 346, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Sanitary Sewers and/or Storm Drainage of record in Book 8175, page 777; Book 8389, page 586 and Book 8412, page 244, said Register's Office.

Agreement regarding Storm Water Detention, as set forth in instrument recorded in Book 9082, page 976, Book 8412, page 241 as amended by Book 9157, page 406, said Register's Office.

Authentication and Registration of Contract (for notice of existence of a Mechanics and Materialmen's Lien held by Bob Gregory Co., Inc.) of record in Book 9344, page 233, said Register's Office.

Warranty Deed to the State of Tennessee as contained in Book 7859, page 353, said Register's Office.

Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services as contained in Book 8614, Page 819, Book 9190, Page 426, Book 9988, Page 910 and Book 9988, Page 915, said Register's Office.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5404 Barton Vale Dr. Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 19th day of June, 2015.

Himanshu V. Patel

Manisha Patel

STATE OF New York)
COUNTY OF Queens)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Himanshu V. Patel and Manisha Patel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2015.

Notary Public

HENRY D GREGOREK
Notary Public - State of New York
NO. 01GR6307731
Qualified in Queens County
My Commission Expires Jul 14, 2018