BILL GARRETT, Davidson County
Trans:T20150055897 DEEDWARR
Recvd: 07/10/15 09:54 2 pgs
Fees:13.00 Taxes:499.50
20150710-0067131

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Teresa D. Hamrick
Affiant

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

Cissy J. Williams
Notary Public
My commission expires:

CISSY J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 11-21-2017

03-1506-38388

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Brijesh Patel 132 Luna Drive Nashville TN 37211	New Owner	148-07-0-008.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas Joseph Wilson, an unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brijesh Patel and wife, Anjana Patel**, hereinafter called the Grantees, their successors 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. 612, on the Plan of Section Six, Cherokee Hills, of record in Book 3842, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property awarded to and vested in Joddy Kalei Lam pursuant to Final Divorce Decree in the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 97D-3325, entered June 16, 1998, recorded January 30, 2003, of record in Instrument No. 20030130-0012884, said Register's Office. Title was divested out of Tracy Lam in said Final Divorce Decree.

Further being the same property conveyed to Thomas Joseph Wilson by deed from Joddy Kalei Lam, married, dated December 9, 2013, recorded December 11, 2013, of record in Instrument No. 20131211-0125546, as corrected by Scrivener's Affidavit of record in Instrument No. 20140423-0033963, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 132 Luna Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 30th day of June, 2015.

Thomas Joseph Wilson

Thomas Joseph Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thomas Joseph Wilson** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of June, 2015.

State of Tennessee at Large

My Commission expires: 9/26/2018

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.