Davidson County DEEDWARR
Recvd: 07/13/15 11:46 3 pgs
Fees:18.00 Taxes:7020.75
20150713-0067825

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,897,500.00

Affiant

Subscribed and sworn to before me, this the 10th day of July,

Notary Public

My commission expires: 3/6/18

PAUL F. SQUIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Ashish S. Shah	New Owner	116-07-0-102.00
106 Westhampton Place		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert S. Patterson, Trustee of The Robert S. Patterson 4-Year Qualified Personal Residence Trust, a Fifty Percent (50%) undivided interest and Robert S. Patterson, Trustee of The Robert S. Patterson 6-Year Qualified Personal Residence Trust, a Fifty Percent (50%) undivided interest

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashish S. Shah and Rebecca Shah, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 4 on the Plan of Westhampton Place, of record in Plat Book 3700, Pages 95 and 96, 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 Robert S. Patterson, Trustee of The Robert S. Patterson 4-Year Qualified Personal Residence Trust, a Fifty Percent (50%) undivided interest and Robert S. Patterson, Trustee of The Robert S. Patterson 6-Year Qualified Personal Residence Trust, a Fifty Percent (50%) undivided interest by Quitclaim Deed from Robert S. Patterson, of record in Instrument No. 20121228-0120021, Register's Office for Davidson County, Tennessee, dated December, 28, 2012 and recorded on December, 28, 2012.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (_____) property known as 106 Westhampton Place, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF July 10, 2015:

Robert S. Patterson, Trustee of The Robert S. Patterson 4-Year Qualified Personal Residence Trust

Robert S. Patterson, Trustee of The Robert S. Patterson 6-Year Qualified Personal Residence Trust

Gayley Patterson**

** Gayley Patterson, spouse of Robert S. Patterson, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

STATE OF TENNESSEE)
) INDIVIDUAL
COUNTY OF ~~Williamson~~ Davidson) ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Robert S. Patterson, **Trustee of The Robert S. Patterson 4-Year Qualified Personal Residence Trust**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 10th day of July, 2015.

My Commission Expires 6/5/16

Notary Public

STATE OF TENNESSEE)
) INDIVIDUAL
COUNTY OF ~~Williamson~~ Davidson) ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Robert S. Patterson, **Trustee of The Robert S. Patterson 6-Year Qualified Personal Residence Trust**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 10th day of July, 2015.

My Commission Expires 6/5/16

Notary Public

STATE OF TENNESSEE)
) INDIVIDUAL
COUNTY OF ~~Williamson~~ Davidson) ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Gayley Patterson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 10th day of July, 2015.

My Commission Expires: 6/5/16

Notary Public

True Copy Certification

I, Paul F. Soper, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

