Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150063735 DEEDWARR
Recvd: 08/03/15 15:04 2 pgs
Fees:13.00 Taxes:1620.60
20150803-0076630

02-1507-49568

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $438,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2015.

Notary Public
My commission expires: 6/17/18

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Pratish Patel 1057 Beech Tree Lane Brentwood TN 37027	New Owners	171-08-0-A-079.00 CO

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, **Stefanie Ann Murray and Kevin Ellis, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Pratish Patel and Erin 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. 79, on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, Page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to B. William Noelting and Sandra Mark Noelting (formerly known as Sandra Mak) by deed from Raymond V. Bohannon, married, dated October 20, 2004, recorded October 22, 2004, of record in Instrument No. 20041022-0127571, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Stefanie Ann Murray and Kevin Ellis, wife and husband by deed from B. William Noelting and Sandra Mak Noelting (formerly known as Sandra Mak), dated June 2, 2014, recorded June 9, 2014, of record in Instrument No. 20140609-0049717, Register's Office for Davidson County, Tennessee.

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 1057 Beech Tree Lane, Brentwood, TN 37027.

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 31st day of July, 2015.

Stefanie Ann Murray

Stefanie Ann Murray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Stefanie Ann Murray**, 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 Brentwood, TN, this 31st day of July, 2015.

Notary Public
State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 12/27/17

WITNESS my hand this 24th day of July, 2015.

Kevin Ellis

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kevin Ellis**, 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 Office, this 24 day of July, 2015.

Notary Public

My Commission expires:

MARGARET SHURE
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Mar 11, 2020
ACTING IN COUNTY OF Wayne
PUBLIC
WAYNE COUNTY, MICH.