WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065226 DEEDWARR
Recvd: 08/06/15 10:29 2 pgs
Fees:13.00 Taxes:823.25

20150806-0078313

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00

Tarpankumar H. Patel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2015

Gail Hudson
Notary Public

MY COMMISSION EXPIRES: March 01, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow
721 President Place, Suite 100
Smyrna, Tennessee 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tarpankumar H Patel Simpal M Patel	SunTrust Mortgage	075-11-0-A-005.00 CO
(NAME)	(NAME)	
4225 Rachel Donelson Pass	PO Box 47047	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Atlanta, GA 30362	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jack Ward and Tamara Ward, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tarpankumar H Patel and Simpal M 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. 7 on the Plan of First Revision, Phase One, Hermitage Meadows, of record in Plat Book 9700, page 167, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Jack Ward and Tamara Ward, husband and wife by deed of record in Instrument 20120625-0055577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4225 Rachel Donelson Pass, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

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. 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 this 4th day of August, 2015.

Jack Ward by Preston Ward
Jack Ward
By: Preston Ward, Attorney-in-Fact

Tamara Ward by Preston Ward
Tamara Ward
By: Preston Ward, Attorney-in-Fact

State of Tennessee
County of Rutherford

On this 4th day of August, 2015 before me personally appeared Preston Ward, the person who executed the foregoing instrument on behalf of Jack Ward and Tamara Ward, and acknowledged that he executed the same as the free act and deed of the said Jack Ward and Tamara Ward, through Power of Attorney granted him by the said Jack Ward and Tamara Ward.

WITNESS my hand and seal this 4th day of August, 2015.

Sondra Reece
Notary Public Sondra Reece
My Commission Expires: 3/1/2016

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

File No.: 20478