WARRANTY DEED

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,111.00

Debbie A. Madeway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2015.

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Atulkumar M. Brahmbhatt	Bank of America, NA	098060A15900CO
(NAME)	(NAME)	
1841 Bunting Way Drive	9000 Southside Blvd, 9th Fl-100-02-14	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Jignesh Patel, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Atulkumar M. Brahmbhatt and Archanaben A. Brahmbhatt, husband and wife, as joint tenants with rights of survivorship,** , hereinafter called the GRANTEE(S), their heirs and/or 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. 143, on the plan of Final Plat Phase Two, Section A, Bridgewater, a Planned Unit Development, as shown on plat of record in Instrument No. 20061207-0151485, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jignesh Patel, a married man, by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, dated 03/30/2007, in Instrument No. 20070409-0041330, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Instrument No.20061207-0151485, said Register's Office; (2) Covenants, conditions, easements and restrictions recorded of record in Instrument No.20051024-0128043, together with all amendments thereto, said Register's Office; and (3) Charter of Bridgewater Master Association of record in Instrument No.20060223-0021110, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1841 Bunting Way Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 10/29/15 08:56 3 pgs
Fees:18.00 Taxes:1036.41
20151029-0109949

File No.: 01288-28372
SMG TN Warranty Deed

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/or 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/or 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 22 day of Oct 2015.

Jignesh Patel

Jignesh Patel

JULIE ARTHUR
Notary Public, State of Florida
Commission# EE152965
My comm. expires Dec. 13, 2015

State of Florida
County of Marion

Personally appeared before me Jignesh Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of October, 2015.

Notary Public Julie Arthur
My Commission Expires: 12-13-15

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, 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.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumpour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumpour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY