THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115881** BILL GARRETT, Davidson County Trans:T20150100493 DEEDWARR Recvd: 11/25/15 12:20 2 pgs Fees:13.00 Taxes:1039.70 20151125-0119763	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $281,000.00. Affiant Subscribed and sworn to before me, this 23rd day of November, 2015. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Pratik D. Patel 1009 WYNTERGRACE FARM RD Old Hickory TN 37138-2364	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064-08-0A010.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dashrathbhai R. Patel and Taraben D. Patel, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pratik D. Patel and Roshni P. Patel, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 10, SECTION 1, MERRITT DOWNS, as shown on plat of record in Instrument No. 20010523-0053201, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dashrathbhai R. Patel and Taraben D. Patel, husband and wife by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded on the 8th day of December, 2003 in Instrument No. 20031208-0176112, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, MERRITT DOWNS, as recorded in Instrument No. 20010523-0053201.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20010604-0057881 and 20010702-0069864.

Terms and provisions of by-Laws recorded in Instrument No. 20010608-0060786.

Charter of Merritt Downs Homeowners Association, Inc. recorded at Instrument Nos. 20010608-0060785 and 20011127-0129417.

Conveyance of common area/open space recorded at Instrument No. 20020619-0074316.

This is improved property located at 1009 WYNTERGRACE FARM RD Old Hickory TN 37138-2364

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of November, 2015.

DASHRATHBHAI R PATEL PARESH PATEL TARABEN D. PATEL PARESH PATEL

Dashrathbhai R. Patel by Paresh Patel
Attorney in Fact
ATTORNEY IN FACT

Taraben D. Patel by Paresh Patel
Attorney in Fact
ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paresh Patel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Dashrathbhai R. Patel and Taraben D. Patel, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23rd day of November 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018