WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 11th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

BILL GARRETT, Davidson County
Trans:T20160021193 DEEDWARR
Recvd: 03/15/16 12:52 2 pgs
Fees:13.00 Taxes:666.00
20160315-0024541

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cristina Mejia	Franklin American Mortgage	135-10-0C
(NAME)	(NAME)	(MAP)
1889 Olive Circle	6100 Tower Circle, Suite 600	016.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37217	Franklin, TN 37067	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Jayanti M. Patel and wife, Jayshree J. Patel, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Cristina Mejia and Felipe Mejia, wife and husband, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat Section One, Ransom Park of record in Plat at Instrument No. 20011023-0115381, 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 Jayanti M. Patel and wife, Jayshree J. Patel by Warranty Deed from Johnnie B. Gillem, unmarried of record in Instrument No. 20051115-0137994 Register's Office for Davidson County, Tennessee.

Jayanti M. Patel, Jayantibhai M. Patel and Jayantibhai Manibhai Patel being one and the same person.

Jayshree J. Patel and Jaysree Jayantibhai Patel being one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; Restrictive Covenants contained in Instrument No. 20000725-0073496 and DCCR in Instrument No. 20011010-0110579; HOA Charter of record in Instrument No. 20081210-0119250, all matters shown on the plan of record in Instrument No. 20011023-0115381, any and all restrictions, conditions, and easement of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1889 Olive Circle, Nashville, Tennessee 37217

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 hand(s) this 11th day of March, 2016.

J. M. Patel
Jayanti M. Patel

J. J. Patel
Jayshree J. Patel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jayanti M. Patel and Jayshree J. Patel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11th day of March, 2016.

Notary Public

My Commission Expires: 5/6/2019

