THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047332**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $671,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2016. Notary Public My Commission Expires: January 5, 2020

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 05/13/16 09:35 3 pgs
Fees:18.00 Taxes:2482.70
20160513-0047767

WARRANTY DEED

Address New Owner: Manish Y. Patel 925 C KIRKWOOD AVENUE Nashville TN 37204	Send Tax Bills To: ~~New Owner~~ Bank of Nashville div Synovus Bank 2204 Lakeshore Dr, Ste 325 Birmingham, AL 35209	Tax Information: Tax Parcel ID No. 118-5-I-2.00 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, **Ashley Anastasia Sutton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Manish Y. Patel, an unmarried man** ("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 Unit C, HOMES AT 925 KIRKWOOD, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130418-0038835, amended at Instrument Nos. 20130521-0051407 and 20150319-0023913, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Dream Build Nashville, LLC, a Tennessee Limited Liability Company to Ashley Anastasia Sutton, single woman, as recorded on the 16th day of April, 2014 in Instrument No. 20140416-0031611 and part of Warranty Deed from Dorothy Fleming, unmarried and Ken Yansick A/K/A Kenneth Yansick, unmarried to Dream Build Nashville, LLC, a Tennessee limited liability company, as recorded on the 2nd day of November, 2012 in Instrument No. 20121102-0101098, 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 RESUBDIVISION OF VAULX LANDS, as recorded in Instrument No. 20130412-0036514.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130418-0038835, amended at Instrument Nos. 20130521-0051407 and 20150319-0023913.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3913, Page 173.

This is improved property located at 925 C KIRKWOOD AVENUE Nashville TN 37204

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 12th day of May, 2016.

Ashley Anastasia Sutton by Jennie Garth Lowe, Attorney in Fact
Ashley Anastasia Sutton
By: Jennie Garth Lowe, 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, Jennie Garth Lowe, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Ashley Anastasia Sutton, 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 12th day of May 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY