BILL GARRETT, Davidson County
Trans:T20160071496 DEEDWARR
Recvd: 08/17/16 11:02 2 pgs
Fees:13.00 Taxes:1015.65
20160817-0085820

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1050

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th Day of August 2016

Notary Public
Commission Expires:

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samirkumar B. Patel 6336 Sunnywood Drive Antioch, TN 37013	Acopia, LLC 306 Northcreek Blvd. #100 Goodlettsville, TN 37072	173-09-0B-142.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jon M. Brassell and Kristin Brassell, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samirkumar B. Patel and Rina S. 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. 347 on the Plan of Barnes Cove, Phase 3, Section 1, as shown on plat of record in Instrument Number 20060113-0005373, 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 Jon M. Brassell and Kristin Brassell, husband and wife, by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, dated 2/23/07 and recorded 3/8/07 in Instrument No. 20070308-0028761, in the Register's Office of Davidson County, Tennessee.

* Previous Deed was erroneously prepared. Scriveners that was prepared had the incorrect section 1 in the instrument number 2006288-0023165, the correct Instrument number in section 1 should be 20060113-0005373

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6336 Sunnywood Drive, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 12th Day of August 2016

Jon M. Brassell

Jon M. Brassell

Kristin Brassell

Kristin Brassell

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Jon M. Brassell and Kristin Brassell
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this .



Brenda Huntsman
Notary Public
My Commission Expires: 11/20/18

(Notary Seal)