WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16S144

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2016.

Notary Public
MY COMMISSION EXPIRES: 7-4-2018
File No. G16-5350D

ROBIN L FRIEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

BILL GARRETT, Davidson County
Trans:T20160079096 DEEDWARR
Recvd: 09/09/16 09:32 2 pgs
Fees:13.00 Taxes:1036.00
20160909-0094951

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	NEW OWNER	
Jayantilal Patel and Indumati Patel, husband and wife (NAME)	(NAME)	183-5-A-382 CO
7109 Smokey Hill Road (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Bethel D. Barrett and Carla D. Barrett, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jayantilal Patel and Indumati 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. 191 on the plan of OCTOBER WOODS, PHASE 3, SECTION 10, A PLANNED UNIT DEVELOPMENT, as shown by plat of record in Instrument No. 20040114-0005885, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Bethel D. Barrett and Carla D. Barrett, husband and wife from Lifestyle Home Builders, Inc., a Tennessee Corporation, by Deed dated October 20, 2004, as Instrument No. 20050104-0000943, in the Register's Office for Davidson County, Tennessee.
Bethel D. Barrett and Bethel Barrett is one and the same person.
Carla D. Barrett and Carla Barrett is one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 9840, page 276 and Instrument No. 20040121-0008040, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20040114-0005885, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 9840, page 259, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Book 9840, page 267, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Instrument No. 20071221-0146548, Register's Office for Davidson County, Tennessee.
7. Drainage Easement as recorded in Book 8443, page 75, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7109 Smokey Hill Road, 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 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. Whenever 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 29th day of July, 2016.

x _____ July 29, 2016
Bethel D. Barrett A/K/A Bethel Barrett — Date

x _____ July 29, 2016
Carla D. Barrett A/K/A Carla Barrett — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Bethel D. Barrett and Carla D. Barrett, husband and wife, the bargainor(s), 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, this 29th day of July, 2016

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066