This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of September, 2016, by and between Thomas* Branch Jr. and Kimberly Branch, a married couple, party of the first part, and Bhavika Patel, a single person, party of the second part.

* LAVAR

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Section Four, Truxton Park, as of record in Instrument No. 200205280064435, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Thomas Lavar Branch, Jr. by virtue of that certain Warranty Deed dated July 29, 2009, at Instrument No. 20090804-0072862 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her theirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Instrument Nos. 20020528-0064435, 20001030-0107559, 20010522-0052910, 20020506-0055597, and 20020718-0086907; 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 GRANTEE(S), his/her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Thomas Branch Jr.
X LAVAR

Kimberly Branch

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Thomas LAVAR Branch Jr. and Kimberly Branch, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of September, 2016.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

BILL GARRETT, Davidson County
Trans:T20160082145 DEEDWARR
Recvd: 09/19/16 15:42 2 pgs
Fees:13.00 Taxes:684.50
20160919-0098561

Property Owner & Address: Bhavika Patel
2704 Spring Farm Ct.
Hermitage, TN 37076

Tax Parcel No 064160D19800CO

Property Address: 2704 Spring Farm Ct.
Hermitage, TN 37076

MAIL TAX
BILLS TO: WILSON BANK & TRUST
1436 N. MAIN ST.
LEBANON, TN 37087

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $185,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of September, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017