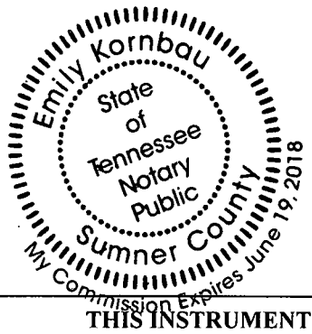
WARRANTY DEED

File #2016100629



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 10-19-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amos Davis and Rebecca Davis		128-12-C/53CO
(NAME)	(NAME)	
1115 Woodbury Falls Ct.	New owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Bhavna Patel, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amos Davis and Rebecca Davis, 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 Unit No. 1115 on the Plan of Woodbury Townhomes, Phase I as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase I of record in Instrument No. 20050216-0017693, amending the P.U.D. Boundary Plat for Woodbury, a Planned Unit Development of record in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Bhavna Patel, an unmarried woman by Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company, dated 02/19/2015, of record in Instrument No. 20150225-0016055, said Register's Office.

This conveyance is subject to: Taxes for the year 2017, a lien, not yet due or payable.; Terms, provisions, convenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Registers' office for Davidson County, Tennessee, but omitting any covenant condition or restriction, if any, based on race, color religion, sex, handicap, familial status or national origin unless and only to the extent that the convenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.; Subject to all matters shown on the Boundary Plat of record as Instrument No. 20050216-0017693, said Register's Office.; Charter of record in Instrument No. 20060309-0027744, said Register's office.; Sanitary Sewer and Utility Easements of record in Book 5074, Page 856 and Book 5074, Page 945, said Register's Office.; Conveyance of State of Tennessee of record in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547, said Register's Office.; Stormwater Detention Agreement of record in Instrument No. 20050118-0005578, said Register's Office.; Easement Agreement of record in Instrument No. 20120810-0071791, said Register's Office.; Subject to rights of others in and to the common areas and/or elements.; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.; Any and all existing easements and restrictions as shown of record not stated herein.

BILL GARRETT, Davidson County
Trans:T20160094843 DEEDWARR
Recvd: 10/27/16 08:31 2 pgs
Fees:13.00 Taxes:962.00



20161027-0113446

unimproved ☐
This is improved ☒ property, known as **1115 Woodbury Falls Court, Nashville,TN,37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of October, 2016.

X _____

Bhavna Patel

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Bhavna Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 21st day of October, 2016.

Commission expires:

8/18/18

_____

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128