THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way - Suite 115 Brentwood, Tennessee 37027 WHEN RECORDED RETURN TO Midtown Title, LLC 1704 Charlotte Avenue, #105 Nashville, TN 37203 File No. M16551L4	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00 AFFIANT SUBSRIBED AND SWORN BEFORE ME, THIS 25TH DAY OF OCTOBER, 2016 NOTARY PUBLIC MY COMMISSION EXPIRES: 4-28-19 DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Prakash Patel	HIGHLANDS RESIDENTIAL MORTGAGE, LTD.	MAP
309 DANDELION DRIVE	12001 N. CENTRAL EXPRESSWAY, SUITE 750	PARCEL 172-12-0D-50-000-CO
LEBANON, TN 37087	DALLAS, TX 75243	
(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, WE, **Jennifer T. Burke, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KETULKUMAR BABULAL PATEL, A MARRIED MAN, AND PRAKASH PATEL, A MARRIED MAN, AS TENANTS IN COMMON**

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. X-4 as shown on Exhibit "A" of the Second Instrument of Correction of record as Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as instrument No. 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument No. 20060221-0020352 in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060118-0006550 in said Register's Office.

Being the same property conveyed to Jennifer T. Burke, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20060815-0100474 Register's Office for Davidson County, Tennessee, dated August 11, 2006 and recorded on August 15, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **8047 Bienville Drive, Nashville, TN 37211-7167.**

BILL GARRETT, Davidson County
Trans: T20160095370 DEEDWARR
Recvd: 10/28/16 10:43 2 pgs
Fees: 13.00 Taxes: 554.63

20161028-0114001

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 _____ hand( ) this the 21st day of October, 2016.

Jennifer T. Burke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer T. Burke** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY