WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rafi Hauter	Quicken Loans, Inc	Parcel ID:
7208 Smokey Hill Rd.	P.O. Box 6577	182120A14900CO
Antioch, TN 37013-6801	Carol Stream, IL 60197	

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, we

Satish Patel aka Satishkumar Bhaktibhai Patel, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Rafi Hauter, a married man and Huda Almurshedi, his 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. 339, on the Plan of Apple Valley, Section 6, Phase 6, a Planned Unit Development, of record in Instrument 20070125-0010053, as re-recorded in Instrument 20070205-0014781, 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 the same property conveyed to Satish Patel and Champaben S. Patel, husband and wife, by deed from Michael Sullivan Builders, G.P., a Tennessee General Partnership, of record in Instrument 20080403-0033903, dated April 1, 2008, Register's Office for said County. The said Champaben S. Patel died May 7, 2014, and title vested in Satish Patel as surviving tenant by the entirety.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20020724-0088783, amended in Instrument 20031208-0175884; 20050125-0009045; 20051207-0147209; 20060317-0030920; 20070205-0014780; 20020724-0088784, amended in Instrument 20091116-0105278, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20070125-0010053, as re-recorded in Instrument 20070205-0014781, said Register's Office; (3) Storm Water Detention Agreement of record in Instrument 20020528-0064320, said Register's Office.

The signature of Satish Patel aka Satishkumar Bhaktibhai Patel is signed by his duly appointed Attorney-in-Fact, Maulikkumar Satishbhai Patel, pursuant to the Power of Attorney of record in Instrument 20170424-0039899, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7208 Smokey Hill Rd., Antioch, TN 37013-6801

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.

BILL GARRETT, Davidson County
Trans: T20170034277 DEEDWARR
Recvd: 04/24/17 11:43 2 pgs
Fees: 13.00 Taxes: 777.00
20170424-0039900

Witness my hand this 20th day of April, 2017.

Satish Patel aka Satishkumar Bhaktibhai Patel
By: Maulikkumar Satishbhai Patel, as Attorney in Fact

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, Maulikkumar Satishbhai Patel, 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 on behalf of Satish Patel aka Satishkumar Bhaktibhai Patel as his/her/their Attorney in Fact as the free act and deed of the within named Satish Patel aka Satishkumar Bhaktibhai Patel.

Witness my hand and official seal at Nashville, Tennessee the 20th day of April, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.