Davidson County DEEDWARR
Recvd: 05/31/17 08:56 3 pgs
Fees:18.00 Taxes:486.55
20170531-0053739

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $131,500.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2017.

Notary Public

My commission expires: 11-30-2020

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020 COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Seema Patel **Jatin Patel**	New owners	**165050A04500CO**
445 Shoreline Circle	145 Lake Harbor Drive	
Antioch, TN 37013	Hendersonville TN 37075	

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 ACKNOWLEDGE, WE,

Clayton Properties Group, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jatin Patel, and Seema 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 all of Lot No. 45, Subdivision Plat, Section 1, Phase 1, South Shore, of record in Instrument No. 20020624-0075604, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to CMH Parks, Inc., by Deed from Allen J. Newcomb, as Agent & Trustee, dated June 16, 2000, of record in Instrument No. 20000615-0059555, corrected by Scrivener's Affidavit of record in Instrument No. 20050921-0113254, Register's Office for Davidson County, Tennessee. CMH Parks, Inc. is now known as Clayton Properties Group, Inc. See Corporate Charter Amendments of record in Instrument No. 20170127-0009091, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Easements of record in Book 3917, page 967, Book 7239, page 809, Instrument No. 20020913-0111662, Instrument No. 20031210-0177420, Instrument No. 20060203-0013756, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument No. 20050811-0095166, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument No. 20000615-0059555, Instrument No. 20010417-0037237, Instrument No. 20051103-0133346, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20010221-0016129, Register's Office for Davidson County, Tennessee.

All matters as shown on the plat of record in Instrument No. 20020624-0075604, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 445 Shoreline Circle, 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 in 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 my/our hand(s) this _____ day of _____, _____.

_____

Clayton Properties Group, Inc.
By: Will Robeson
Its: Asst. Sec.

STATE OF TENNESSEE

COUNTY OF Blount

Personally appeared before me, a Notary Public of said County and State, Will Robeson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Asst. Sec. of Clayton Properties Group, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand, at office, this 25 day of May, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 2/29/20

KEVIN GREER
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY