THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170051544 DEEDWARR
Recvd: 06/16/17 10:07 2 pgs
Fees:13.00 Taxes:980.50

20170616-0060554

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **265,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2017

Notary Public

MY COMMISSION EXPIRES: 3/25/18

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Lee Spiceland		
6972 Somerset Farms Circle	New Owner	141-07-0B-118.00-CO
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, WE, **Harishchandra Patel and Dharmistha Patel, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Lee Spiceland, married and Gary L. Spiceland , married**

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. 123 on the Plan of First Revision Somerset Farms Section 4 Phase 2 of record in Plat Book 9700, Page 565, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harishchandra Patel and Dharmistha Patel, husband and wife by Warranty deed from Aaron W. Trammell and spouse, Lisa S. Cassani of record in Instrument No. 20140702-0058370 Register's Office for Davidson County, Tennessee, dated June 24, 2014 and recorded on July 02, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) Easement for drainage as more particularly described in Minute Book 85, Page 256, Second Circuit Court for Davidson County, Tennessee, a Certified Copy of which is recorded in Book 3314, Page 23, Register's Office for Davidson County, Tennessee; (4) Easement retained in the Deed of record in Book 7349, Page 564, for the purpose of running water and sewer lines from the subject property to a sewer pump station; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6972 Somerset Farms Circle, Nashville, TN 37221.**

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 hand(s) this the 15th day of June, 2017.

Harishchandra Patel by Mark Anders, Attorney-in-Fact
Harishchandra Patel by Mark Anders, Attorney-in-Fact

Dharmistha Patel by Mark Anders, Attorney-in-Fact
Dharmistha Patel by Mark Anders, 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 **Mark Anders** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Harishchandra Patel**, as his Attorney in Fact, as the free act and deed of the within named **Harishchandra Patel**.

Witness my hand and official seal this the 15th day of June, 2017.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

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 **Mark Anders** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Dharmistha Patel**, as her Attorney in Fact, as the free act and deed of the within named **Dharmistha Patel**.

Witness my hand and official seal this the 15th day of June, 2017.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE