Box 14

29859-8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Ruchitaben Patel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~August 14, 2017~~ 1/17/21

(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170057957 DEEDWARR
Recvd: 07/07/17 09:29 2 pgs
Fees: 13.00 Taxes: 1813.00

20170707-0068276

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruchitaben Patel	SWBC Mortgage Corporation	064-01-0 120.00
(NAME)	(NAME)	
1432 Station Four Lane	9311 San Pedro Ave, #100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **D.B. Construction, Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ruchitaben Patel and Bhavik Patel, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 66, on the Final Plat, Phase Two, Cleveland Hall Subdivision, of record in Instrument No. 20020304-0026804, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to D.B. Construction, Inc. by Warranty Deed dated 04/25/2016 from Wilson Stewart and wife, Carolyn S. Stewart of record in Instrument No. 20160427-0041217, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth on the plat of record in Instrument No. 20020304-0026804; Restrictive covenants of record in Book 11725, Page 76 amended in Instrument Nos. 20050307-0024504, 20060113-0005680, 20071220-0146113, 20080208-0013290 and 20081014-0103112; Sanitary Sewer Easement of record in Book 8006, Page 677; Public Utility Easement of record in Book 7844, Page 242; Easement to BellSouth Telecommunications of record in Book 11725, Page 325; Charter for HOA of record in Book 11725, Page 70; Easement to Cumberland Utility District of record in Book 7994, Page 173; By-Laws of record in Book 11725, Page 110; Deed of Highway Easement in Book 8068, Page 524; Easement of record in Book 11720, Page 325; Subordination and release of easement in Book 11763, Page 838; Charter of record in Book 11725, Page 70; Rights-of-way by Charter or otherwise for railroad, switch tracks, spur tracks, railway facilities and other related easements if any, on and across the land; Metro Government of Nashville and Davidson County easement as set forth in Book 8068, page 524, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1432 Station Four Lane, Old Hickory, TN 37138

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 6th day of July, 2017.

D.B. CONSTRUCTION, INC.

David C. Braunscheidel, Secretary

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, David C. Braunscheidel with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Secretary of D.B. Construction, Inc. and that they as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by themselves as Secretary.

WITNESS my hand and seal this 6th day of July, 2017.

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

Notary Public ~~Tracey Trumphour - MJ~~ 2/22/2020
My Commission Expires: ~~August 14, 2017~~

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122