RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF DAVIDSON
Davidson County DEEDWARR Recvd: 08/21/17 10:21 3 pgs Fees:18.00 Taxes:899.10 **20170821-0085529**	The actual consideration or value, whichever is greater, for this transfer is $243,000.00. Affiant Subscribed and sworn to before me, this the 15th day of August, 2017. Notary Public My commission expires: August 4, 2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

TIFFANY WAGNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Nirav P. Patel	Security National Mortgage	**181-14-0A-236.00-CO**
8627 Altesse Way	5300 South 360 West, Ste 150	
Brentwood, TN 37027	Murray, UT 84123	

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, WE,

Kuldeep S. Lakhesar and Nidhi Pandya, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

*

Nirav P Patel and Rajulbahen N Patel, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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.153 on the plan of The Villas at Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete accurate description thereof.

Being the same property conveyed to Kuldeep S. Lakhesar and Nidhi Pandya, husband and wife by Warranty deed from William R. Carey, III and Abbey J. Crews Carey, husband and wife of record in Instrument No. 20150306-0019559 Register's Office for Davidson County, Tennessee, dated March 04, 2015 and recorded on March 06, 2015.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 8627 Altesse Way, Brentwood, TN 37027.

*Aka Niravkumar P Patel

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 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 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 HANDS EFFECTIVE AS OF August 15, 2017:

Kuldeep S. Lakhesar

Nidhi Pandya

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Kuldeep S. Lakhesar and Nidhi Pandya, the within named Grantor(s), 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 for the purposes therein contained.

Witness my hand, at office, this the 15th day of August, 2017.

My Commission Expires: August 4, 2020

Notary Public

20171385R

TIFFANY WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

