WARRANTY DEED

Bill Garrett Davidson County
Batch# 5216 DEEDWARR
09/27/2017 10:26:49 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20170927-0098828

P-DP-17-772

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Bachu N. Patel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bachubhai N Patel	**The Farmers Bank**	
(NAME)	(NAME)	
3200 Highway 46 South	**PO Box 657**	**141-05-0A-253.00-CO**
(ADDRESS)	(ADDRESS)	
Dickson, TN 37055	**White House, TN 37188**	
(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 consideration, the receipt of which is hereby acknowledged, **WILLIAM A. CHASSE AND DEBORAH L. CHASSE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BACHUBHAI N PATEL AND WIFE, CHETANABEN PATEL AND AKSHAR BACHU PATEL, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 253 on the Plan of Final Plat of Revision of Avondale Park, Phase 1, Section 4 of record in Plat at Instrument No. 20090318-0024196, 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 William A. Chasse and Deborah L. Chasse, husband and wife by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20091014-0095281 Register's Office for Davidson County, Tennessee, dated October 09, 2009 and recorded on October 14, 2009.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20090318-0024196;
- Covenants, Conditions and Restrictions of record in Instrument Nos. 20081203-0117452, 20090331-0028791 and 20101223-0102254;
- HOA Charter of record in Instrument No. 20081203-0117350;
- Access Easement Agreement of record in Instrument No. 20041207-0145662;
- Transmission Line Easement of record in Instrument No. 20060110-0003857;
- Deed to USA of record in Book 4118, Page 694 and Book 4228, Page 635;
- Order to TVA of record in Book 4273, Page 280;
- Easement to Harpeth Valley Utilities District of record in Instrument Nos. 20040204-0013639, 20040204-0013640, 20080818-0084836 and 20040204-00;
- Storm Water Detention Agreement of record in Instrument No. 20060512-0055867;
- Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071002-0117293;
- Easement for right of way of electric power line granted Tennessee Electric Power Co. of record in Book 787, Page 7;
- Landscape easement of record in Instrument No. 20090414-0033629;
- Easement of record in Book 5738, Page 819, partial abandonment in Instrument No. 20080826-0087638;
- Easement for water main across the Dower Tract part of the property of record in Book 1237, Page 674 (see deed of record in Book 840, Page 540);
- Easements of record in Book 7601, Page 400, Book 5738, Page 832 and Book 4193, Page 903, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **772 Gloucester Lane, Nashville, Tennessee 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 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 hand(s) this the 22nd DAY OF SEPTEMBER, 2017.

William A. Chasse

William A. Chasse

Deborah L. Chasse

Deborah L. Chasse

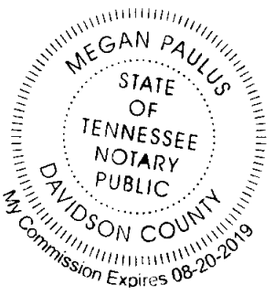
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM A. CHASSE AND DEBORAH L. CHASSE, the within named bargainor, 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 and official seal, this the 22nd of September, 2017.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212