WARRANTY DEED

Bill Garrett Davidson County
Batch# 41132 DEEDWARR
12/27/2017 10:23:14 AM 4 pgs
Fees: $23.00 Taxes: $1,024.90

20171227-0131032

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/5/18

(AFFIX SEAL)

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
Deepak Kumar Goyal	New owner	097-02-0A-501.00-CO
(NAME)	(NAME)	
1856 Stonewater Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, we, **Iris Dedeaux-Patterson and Kimyatta Patterson, as tenants-in-common, with right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Deepak Kumar Goyal and Rashmi Goyal, husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 501 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 6C, of record in Plat Instrument No. 20160129-0008909, as corrected in Surveyor's Certificate of Correction recorded in Instrument No. 20160310-0022987, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimyatta Patterson and Iris Dedeaux-Patterson, as tenants-in-common, with right of survivorship by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, dated 10/21/2016, recorded 10/25/2016, of record in Instrument No. 20161025-0112644, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Instrument No. 20160129-0008909, as corrected in Surveyor's Certificate of Correction recorded in Instrument No. 20160310-0022987, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20080408-0035557, Amendment to Declaration of record in Instrument No. 20170906-0091483, and Supplementary Declaration of record in Instrument No. 20160226-0018415, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Grant of Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee; (4) Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee; (5) Easement of record in Book 7621, Page 276, in the Register's Office for Davidson County, Tennessee; (6) Easement contained in Warranty Deed of record in Instrument No. 20010604-0057541, in the Register's Office for Davidson County, Tennessee; (7) Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, in the Register's Office for Davidson County, Tennessee; (8) Storm Water Drainage Easement of record in Instrument No. 20051219-0152202, in the Register's Office for Davidson County, Tennessee; (9) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in

Instrument No. 20070713-0083651, in the Register's Office for Davidson County, Tennessee; (10) Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, in the Register's Office for Davidson County, Tennessee; (11) Grant of Easement of record in Instrument No. 20090109-0002452, in the Register's Office for Davidson County, Tennessee; (12) Storm Water Drainage Easement Agreement of record in Instrument No. 20100108-0001965, in the Register's Office for Davidson County, Tennessee; (13) Storm Water Drainage and Detention Easement Agreement of record in Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee; (14) Slope Easement Agreement of record in Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee; (15) Declaration of Abandonment of Certain Electric Transmission Line Rights-of-Way by United States of America and Tennessee Valley Authority of record in Instrument No. 20141103-0101036, in the Register's Office for Davidson County, Tennessee; and (16) Quitclaim Deed of record in Instrument No. 20160226-0018414, in the Register's Office for Davidson County, Tennessee.

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 1856 Stonewater Drive, Hermitage, TN 37076
(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), 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), 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 hands this 13th day of October, 2017.

Iris Dedeaux-Patterson

Kimyatta Patterson
Kimyatta Patterson

State of Maryland
County of Baltimore

On this 13th day of October, 2017, before me personally appeared Kimyatta Patterson, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged that ~~he~~ she executed the same to be ~~his~~ her free act and deed.

Carlette R. Allen
Notary Public Carlette R. Allen

My Commission Expires: 4/17/18

CARLETTE R. ALLEN
Notary Public
Baltimore County
Maryland
My Commission Expires Apr 17, 2018

Carlette R. Allen
Title Insurance Producer
9407 Georgian Way
Owings Mills, MD 21117
2106991

State of Tennessee

County of Wilson

On this 13th day of October, 2017, before me personally appeared Iris Dedeaux-Patterson, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged that she executed the same to be her free act and deed.

Instrument No. 20070713-0083651, in the Register's Office for Davidson County, Tennessee; (10) Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, in the Register's Office for Davidson County, Tennessee; (11) Grant of Easement of record in Instrument No. 20090109-0002452, in the Register's Office for Davidson County, Tennessee; (12) Storm Water Drainage Easement Agreement of record in Instrument No. 20100108-0001965, in the Register's Office for Davidson County, Tennessee; (13) Storm Water Drainage and Detention Easement Agreement of record in Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee; (14) Slope Easement Agreement of record in Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee; (15) Declaration of Abandonment of Certain Electric Transmission Line Rights-of-Way by United States of America and Tennessee Valley Authority of record in Instrument No. 20141103-0101036, in the Register's Office for Davidson County, Tennessee; and (16) Quitclaim Deed of record in Instrument No. 20160226-0018414, in the Register's Office for Davidson County, Tennessee.

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(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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Witness our hands this 13th day of Oct, 2017.

Iris Dedeaux-Patterson

Iris Dedeaux-Patterson

Kimyatta Patterson

State of _____
County of _____

On this 13th day of October, 2017, before me personally appeared Kimyatta Patterson, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged that he executed the same to be his free act and deed.

Notary Public

My Commission Expires: _____

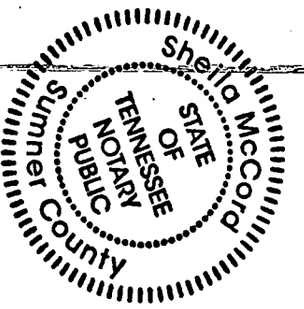
State of Tennessee

County of Wilson

On this 13th day of October, 2017, before me personally appeared Iris Dedeaux-Patterson, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged that she executed the same to be her free act and deed.

Notary Public

My Commission Expires: 3/19/19



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