THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow, Corp. 2 Cadillac Drive Brentwood, Tennessee 37027 P17-8630-PILK	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF Dec. 2017 Notary Public MY COMMISSION EXPIRES: 6-20-2021 (AFFIX SEAL)

GINGER BONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

Bill Garrett Davidson County
Batch# 41782 DEEDWARR
12/27/2017 02:52:50 PM 2 pgs
Fees: $13.00 Taxes: $2,294.00
20171227-0131416

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shashikant V. Patel	New Owner	MAP 188-10-0A-008-00-CO
1137 Princeton Hills Drive		PARCEL 188-10-0A-008.00-CO
Nolensville, TN 37135		
(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, **Erick Gonzalez**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shashikant V. Patel and wife, Kailas S. Patel**

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. 8 on the Plan of Carothers Crossing, Phase 1 of record in Instrument No. 20070614-0071367, 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 Keith D. Covington by Warranty Deed from Pratt & Associates of Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20090729-0070942 Register's Office for Davidson County, Tennessee, dated July 23, 2009 and recorded on July 29, 2009. (Value of consideration shown in aforementioned deed $33,600.00.). Being the same property conveyed to Erick Gonzalez by Warranty Deed from Keith D. Covington, married of record in Instrument No. 20160316-0025175 Register's Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on March 16, 2016.

Being also known as 1137 Princeton Hills Drive Nolensville, Tennessee 37135.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Subject property has never been a primary or marital residence of the herein named Grantor or their spouse(s).

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1137 Princeton Hills Drive, Nolensville, TN 37135.**

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 my hand this the 19th day of December, 2017.

Erick Gonzalez

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Erick Gonzalez** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of December, 2017.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY