Bill Garrett Davidson County
Batch# 52906 DEEDWARR
01/30/2018 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20180130-0009332

**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
17-1844TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 362,000.00.

P. N. Patel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of January, 2018.

Carrie Ann Porter
Notary Public

Commission Expiration:

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Rakeshkumar Patel and<br>Priyankaben Patel<br>3017 Cooks Landing Ct<br>Hermitage, TN 37076 | SAME AS NEW OWNER | 109 08 0A 038.00 |

## WARRANTY DEED

FOR AND IN 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, **Jagdishbhai G. Patel and Jasiben J. Patel, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rakeshkumar Patel and Priyankaben Patel, husband and wife,** 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:

Property known as 3017 Cooks Landing Ct Hermitage, TN 37076, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Final Plat of Cooks Landing Subdivision, a Planned Unit Development, as of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Jagdishbhai G. Patel and Jasiben J. Patel, husband and wife, by deed from BMCH Tennessee, LLC, a Delaware limited liability company, dated 07/07/2015, filed and recorded 07/08/2015, of record as Instrument No. 20150708-0066074,said Register's Office.

Tax Map and Parcel ID is as follows 109 08 0A 038.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as: 3017 Cooks Landing Ct, Hermitage, TN 37076**

**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 unemcumbered, 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 25th day of January, 2018.

Jagdishbhai G. Patel

Jasiben J. Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of January, 2018, before me personally appeared **Jagdishbhai G. Patel and Jasiben J. Patel**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 25th day of January, 2018.

Notary Public
Commission Expiration:

CARRIE ANN PORTER
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

# True Copy Certification

I, **Chasity Petty**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Chasity Petty

**Chasity Petty**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Chasity Petty** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

**Rita B Mitchell**

My Commission Expires: 3/31/2020

