Karen Y Johnson Davidson County
Batch# 138290 DEEDWARR
09/10/2018 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20180910-0089365

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020 AFFIX SEAL

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Pankajkumar Patel	NEW OWNER	043 04 0A 041.00
(NAME)	(NAME)	
812 Northstar Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Prater Construction, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pankajkumar Patel and Bhavnaben Patel, husband and wife, joint tenants** 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:

Being all of Lot No. 41, on the First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section I, Phase I, formerly known as Windstar Estates, Section I, Phase I, as shown by plat appearing of record in instrument No. 20060918-0115492, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lots.

Being a portion of the same property conveyed to Tacopa Land, L.L.C., a Tennessee Limited Liability Company by Special Warranty Deed from Pinnacle National Bank dated May 27, 2009 and recorded May 28, 2009 as Instrument No. 20090528-0049011, in said Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to Robinson Construction Group, LLC by Quitclaim Deed from Tacopa Land, LLC dated November 23, 2010 and recorded November 24, 2010 as Instrument No. 20101124-0094051, in said Register's Office for Davidson County, Tennessee. Further, being a portion of the same property conveyed to Triple Crown Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from Robinson Construction Group, LLC, a Tennessee limited liability company dated January 10, 2012 and recorded January 13, 2012 as Instrument No. 20120113-0003734, in said Register's Office for Davidson County, Tennessee.

File Number: FND-187049SSO

Said Property further conveyed to Prater Construction, LLC, a Tennessee limited liability company, by Quitclaim Deed dated September 7, 2018 from Triple Crown Investments, LLC, a Tennessee limited liability company, and filed of record in Instrument No. 20180910008936 4, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 812 Northstar Court, Old Hickory, TN 37138

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, has 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 our hands this 7 day of September 2018

Prater Construction, LLC

BY: Larry Prater

Larry Prater
Managing Member

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry Prater with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member and is authorized to execute the instrument on behalf of Prater Construction, LLC, the within named bargainor, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself as Managing Member

Witness my hand and official seal, this the 7th of September, 2018.

Julia A Hirt

Notary Public

My Commission Expires: 10/9/19

(SEAL)



File Number: FND-187049SSO

True Copy Certification

I,KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER