Send Tax Statements To:
JP MORGAN CHASE BANK, NA
1111 POLARIS PARKWAY
COLUMBUS, OH 43240-2050

Name and Address of New Owner:
Lisakumari Patel
5316 Kimsaw Circle
Antioch, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 1
Murfreesboro, TN 37129

From Information Furnished By The Parties

Karen Y Johnson Davidson County
Batch# 167565 DEEDWARR
11/27/2018 03:24:56 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20181127-0115734

Map and Parcel: 183 05 0A 234.00 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JAMES W. CORBIN AND MARION E. CHESTER, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **MITUL PATEL AND LISAKUMARI PATEL, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 530 on the Plan of Phase 5, Section 8, October Woods, R10 Residential P.U.D of record in Plat at Instrument No. 19991214-0303097, 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 James W. Corbin and Marion E. Chester, husband and wife by Quitclaim deed from James W. Corbin, an unmarried person, and Marion E. Chester, an unmarried person, as Joint Tenants with Right of Survivorship of record in Instrument No. 20150629-0062484 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on June 29, 2015.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Book 5047, page 656, Book 5047, page 661, Book 9840, page 276 and Instrument Number 19991206-0300152; Subject to all matters shown on the PUD Boundary Plan of record in Plat Book 7900, page 909; Bylaws of record in Book 9840, page 267; and to any and all matters shown on said plat and survey of record in Instrument Number 19991214-0303097 and Instrument Number 19991214-0303098; all of said Register's Office.
>
> This improved property known as 5316 Kimsaw Circle. Antioch, TN 37013.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MITUL PATEL AND LISAKUMARI PATEL, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of November, 2018.

James W. Corbin

Marion E. Chester

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **James W. Corbin and Marion E. Chester**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 21st day of November, 2018.

MOLLY L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/28/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$299,900.00**, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 21st day of November, 2018.

NOTARY PUBLIC
My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022