Karen Y Johnson Davidson County
Batch# 169369 **DEEDWARR**
12/03/2018 09:57:54 AM 2 pgs
Fees: $13.00 Taxes: $1,346.80

20181203-0117416

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson ~~46~~
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $364,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of November, 2018.

NOTARY PUBLIC

My commission expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Badal Patel and Bipinbhai Patel	New Owner	097-02-0A-010.00C
(NAME)	(NAME)	
405 Landings Way		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $364,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kelly BuMiller f/k/a Kelly Powell, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Badal Patel and Bipinbhai Patel, a single person, as joint tenants wirh right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Wilson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10, on the Final Plat, Cobblestone Landing, Phase I, of record in Instrument No. 20050822-0099471, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kelly Powell, a single person, by deed from Barry E. Ambuehl, Jr., and Mary C. Ambuehl, dated November 24, 2015 and recorded as Instrument No. 20151125-0119597, Register's Office for Davidson County, Tennessee. Kelly Powell having since married and is now known as Kelly BuMiller.

Thomas BuMiller, husband of Kelly BuMiller, joins in the execution of this instrument for the sole purpose of relinquishing any and all of his rights, title, and interest, marital or otherwise, in and unto said property.

This property is **improved** property known as: 405 Landings Way, Mount Juliet, TN 37122.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Wilson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of November, 2018.

Kelly BuMiller f/k/a Kelly Powell

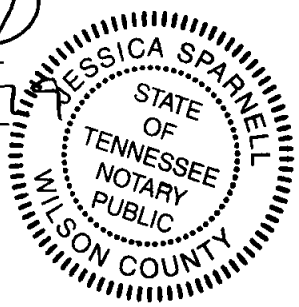
Thomas BuMiller

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly BuMiller f/k/a Kelly Powell and Thomas BuMiller, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of November, 2018.

Notary Public
My Commission Expires: 5-2021



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122