Karen Johnson Davidson County
Batch# 347990 DEEDWARR
01/24/2020 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200124-0008788

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this 23rd **day of January, 2020.**

Notary Public
My commission expires: 11.20.23

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

06-1912-77337

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Seetal Patel	Freedom Mortgage Corp	098-06-0-A-122.00 CO
1485 Bridgecross Parkway	907 Pleasant Valley Av, Ste 3	
Hermitage TN 37076	Mount Laurel, NJ 08054	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas Scott Simons and wife, Lisa Cheryl Simons**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Monikaben H. Patel and Seetal Patel, wife and husband,** hereinafter called the Grantees, their successors 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. 114, on the Plan of Phase One, Section B, Bridgewater, of record in Instrument No. 20060425-0046949, as corrected in Instrument No. 20060608-0067982, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Scott Simons and wife, Lisa Cheryl Simons by deed from The Jones Company of Tennessee, L.L.C., dated August 17, 2006, recorded August 23, 2006, of record in Instrument No. 20060823-0103745, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1485 Bridgecross Parkway, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17 day of January, 2020.

Thomas Scott Simons

Lisa Cheryl Simons

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thomas Scott Simons and Lisa Cheryl Simons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 17 day of January, 2020.

State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

