WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21 (AFFIX SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

A-USB-20-1608

Karen Johnson Davidson County
Batch# 402398 DEEDWARR
05/19/2020 08:23:48 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20200519-0051504

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jay R. Patel and Pinky Patel	**U.S. Bank National Association c/o U.S. Bank Home Mortgage**	
(NAME) **1608 Carolwinds Ct.**	(NAME) **P.O. Box 961045**	**064-08-0A-068.00-CO**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Fort Worth, TX 76161**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VIKRAM G. PATEL AND JAYSHREE V. PATEL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAY R. PATEL AND PINKY PATEL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 107 on the Plan of Section Two, Merritt Downs of record in Plat at Instrument No. 20030904-0128443, 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 Vikram G. Patel and Jayshree V. Patel, husband and wife by Warranty deed from Beazer Homes Corp, dba Phillips Builders, a Tennessee corporation of record in Instrument No. 20040813-0098421 Register's Office for Davidson County, Tennessee, dated August 11, 2004 and recorded on August 13, 2004.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20030904-0128443, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010604-0057881, as amended and restated in Instrument No. 20010702-0069864 and Instrument No. 20040330-0035673, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20010608-0060785 and Restated Charter recorded in Instrument No. 20011127-0129417, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20010608-0060786, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space Conveyance of record in Instrument Number 20040407-0039569, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1608 Carolwinds Ct., Old Hickory, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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/our hand(s) this the 14 DAY OF MAY, 2020.

V-G-P
Vikram G. Patel

Jayshree V. Patel
Jayshree V. Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIKRAM G. PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAYSHREE V. PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212