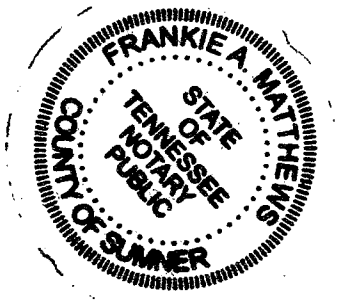
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Ankitbhai B. Patel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-26-24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ankitbhai B Patel	The Farmers Bank	Map & Parcel 141 06-OC 023.00
(NAME)	(NAME)	
3200 Highway 46 S	PO Box 657	
(ADDRESS)	(ADDRESS)	
Dickson, TN 37055	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 494370 DEEDWARR
10/13/2020 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20201013-0119002

For and consideration of the sum of Ten 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, WE, Bachubhai Patel and Bhaguabhai Patel, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ankitbhai B Patel, 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 Lot No. 51, on the Plan of Riverbridge Community, Phase 1A, of record in Instrument No. 20030213-0019997, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Bachubai Patel and Bhaguabhai Patel, as tenants in common by deed from William C. Loucks, Jr. and wife, Celeste Laucks of record in Record Book 20070807, Page 0094284, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for the year 2020 and thereafter not yet due and payable.

This conveyance is subject to Declaration of Restrictive Covenants of record in Instrument 20030205-0016044; First Amendment to Declaration of Restrictions and Covenants of record in Instrument 20030303-027396 and First Supplementary Declaration to Declaration of Restrictive Covenants of record in Instrument 20030806-0111893, said Register's Office.

This conveyance is subject to By-Laws of record in Instrument 20030218-00020999; Charter of record in Instrument 20030218-0020998; Storm Water Detention Agreement of record in Instrument 20021217-0155374; Deed to Homeowners Association of record in Instrument 20030303-0027398; Easement and rights granted to Nashville, Chattanooga and St. Louis Railroad in of record in Book 1298, Page 244; Agreement for dedication of Public Utilities to Harpeth Utility District of record in Book 7601, Page 415; Easement for the flow of the Harpeth River and the rights of the public therein Rights of the upper & lower Riparian owners to the flow of the waters of the Harpeth River changes in boundary resulting from the erosion of accretion caused by the flow of the waters of the Harpeth River of record in Instrument 20030303-0027395, said Register's Office.

This conveyance is subject to any and all matters and notes on plat of record in Instrument 20030213-0019997, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3724 Springwater Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 8th day of October, 2020.

Bachubhai Patel

Bhaguabhai Patel
By: Bachubhai Patel, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Robertson

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

Witness my hand and seal at White House, Tennessee, this 8th day of October, 2020.

My Commission Expires:
2-26-24

Notary Public

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bachubhai Patel as Attorney-in-Fact for Bhaguabhai Patel, 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 and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seat at White House, Tennessee, this 8th day of October, 2020.

My Commission Expires:
2-26-24

Notary Public

202010130119002

True Copy Certification

I, KATHY LEE, 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 Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE 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: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON