WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE
My Commission Expires May 8, 2004

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/09/01 14:35 2pgs
Fees:11.00 Taxes:666.00
20010109-0002907

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Animesh Dey	Bank of America Mortgage	MAP 160-15-A
(NAME) 105 Hearthstone Manor Circle	(NAME) 2059 Northlake Parkway	PARCEL 5
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Tucker Georgia 30084	6DU-81334
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charles B. O'Connell and Wife, Mary C. O'Connell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Animesh Dey , A Single Person**, 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 Unit No. 13, Building 3, Revised Condominium Site Plan of Phase 1 on the Plan of Hearthstone Manor, as of record in Plat Book 6250, Page 398 and amending in Book 6200, Page 144, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles B. O'Connell and Wife, Mary C. O'Connell by Warranty Deed from William T. Byram and Peggy D. Byram, both unmarried of record in Book 9350, Page 501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 105 Hearthstone Manor Circle, Brentwood, TN 37027

(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 my/our hand(s) this 5th day of January, 2001.

Charles B. O'Connell

Mary C. O'Connell

File Number200012151

RETURN TO:

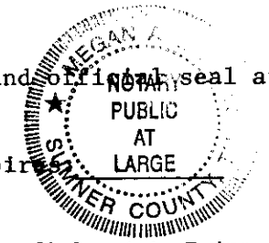
Cumberland Title Company
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Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 5th day of January, 2001, before me, the undersigned, a Notary Public in and for said County and State, appeared Charles B. O'Connell and Mary C. O'Connell, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of January, 2001.

My Commission Expires:



My Commission Expires
May 8, 2004

Notary Public