Davidson County DEEDWARR
Recvd: 02/06/01 09:29 3pgs
Fees:15.00 Taxes:481.00

20010206-0011428

# WARRANTY DEED

N-UTC-00-0468

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF January, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02
My Commission Expires MAR. 23, 2002 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mitra Basant | National Bank of Commerce | |
| 6540 North Upton Court (ADDRESS) | 115 29th Avenue South (ADDRESS) | 102-03-188 |
| Nashville, Tennessee 37209 (CITY) (STATE) (ZIP) | Nashville, TN 37212 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we VINCENT D. LEGG, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MITRA BASANT AND WIFE, MELISSA BASANT, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennesse, being Lot No. 11, on the Plan of Charlotte Park, Section 26-B of record in Book 3842, Page 203, Register's Office for said County, and being more particularly described as follows:

Beginning at a point in the northerly margin of North Upton Court, common corner of Lot Nos. 11 and 12; thence along the line between said two (2) lots northerly 199.19 feet, more or less, to the center line of a creek; thence along said center line easterly approximately 30 feet to a point; thence South 26 degrees 54 minutes 28 seconds West 73.20 feet; thence South 41 degrees 49 minutes 48 seconds East 116.46 feet; thence South 48 degrees 10 minutes 27 seconds West 27.36 feet to a point in the Northwest corner of Lot Nos. 10 and 11; thence along the line between Lot Nos. 10 and 11 southwesterly 121.45 feet to a point in the northerly margin of said North Upton Court; thence westerly along said margin, 42.0 feet to the point of beginning.

Tract No. II: Land in Davidson County, Tennessee, being part of the Reserved Parcel "A", on the Plan of Charlotte Park, Section 26, of record in Book 3700, Page 91, Register's Office for said County, and being more particularly described according to a survey by KOHL-COODE AND ASSOCIATES, dated August 11, 1973, as follows:

Beginning at a point, said point being located at the rear common corner of Lot No. 9 on the Plan of said Section 26 and Lot No. 11 on the Plan of Charlotte Park, Section 26-B, of record in Book 3842, page 203, said Register's Office; thence with the northeasterly extension of the line between said Lot Nos. 9 and 11, North 48 degrees 10 minutes 12 seconds East, passing a witness line at 220.28 feet, a total distance of 249.28 feet, more or less, to the center of a creek; thence with the center of said creek northwestwardly and westwardly 260 feet, more or less, to a corner of said Lot No. 11; thence with a line of said Lot No. 11, South 27 degrees 00 minutes 53 seconds West, passong a concrete monument at a witness line at 35 feet, more or less, and continuing for a distance of 33.24 feet, making a total of 68.24 feet, more or less, to a concrete monument; thence with the northeasterly line of said Lot No. 11, South 41 degrees 49 minutes 48 seconds East 116.46 feet to the point of BEGINNING.
Source of Legal Description: Prior Deed

Being the same property conveyed to Vincent D. Legg by Quitclaim Deed as shown of record in Instrument #20010116-0004385, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 4065, Page 67 and amended in Book 4142, Page 166; Book 4235, Page 149; Book 3842, Page 203; Book 3700, Page 91, Register's Office for Davidson County, Tennessee..

unimproved ( )
This is improved ( X ) property, known as 6540 North Upton Court, Nashville, Tennessee 37209
(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 26th day of January, 2001.

Vincent D. Legg

~~Lisa Legg~~

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Vincent D. Legg , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of January, 2001.

My Commission Expires:

3/23/02

My Commisison Expires MAR. 23, 2002

Notary Public

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 26th day of January, 2001.

My Commission Expires _____

_____
Notary Public

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

**RETURN TO:**
**RUDY TITLE AND ESCROW, LLC.**

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138