WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Mary Motte Rhett Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2001.

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: JULY 26, 2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC, 4698 Lebanon Road
Hermitage, Tennessee 37076

H-0270

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Motte Rhette Walker	Bank of Nashville	104-15-0-084.00
(NAME)	(NAME)	
2524 Sunset Place	104 Church Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville TN 37219	
(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, Utpal Banik and wife, Sarbani Banik Maiti, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Motte Rhette Walker, unmarried 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 the easterly 45 feet of the easterly 90 feet of Lot No. 35 on the Map of Sunset Park, as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 35 fronts 45 feet on the northerly side of Turner Avenue, formerly "B" Street, and runs back between parallel lines 160.5 feet to the southerly line of Lot No. 50.

Being the same property conveyed to Utpal Banik and wife, Sarbani Banik Maiti by deed from Tracy Taylor, single of record in Book 11456, Page 85, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2524 Sunset Place, Nashville, TN 37212
(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 28th day of September, 2001.

Utpal Banik by Deirdre Kerr, Attorney in Fact
Utpal Banik
By Attorney in Fact, Deirdre Kerr

Sarbani Banik Maiti by Deirdre Kerr, Attorney in Fact
Sarbani Banik Maiti
By Attorney in Fact, Deirdre Kerr

In fact

Davidson County DEEDWARR
Recvd: 10/04/01 11:27 2pgs
Fees:13.00 Taxes:503.20

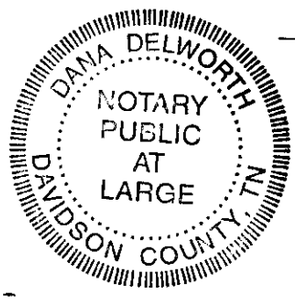
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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Deirdre Kerr, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Utpal Banik and wife, Sarbani Banik Maiti, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Utpal Banik and wife, Sarbani Banik Maiti. Witness my hand and Notarial Seal this 28th day of September, 2001.

Commission expires: 11/27/04



Dana Delworth

Notary Public

RETURN TO:

Wilson & Weiss Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076