(2)

Box 30

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Pamela B Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/19/01 14:37 2pgs
Fees:13.00 Taxes:521.70

20011219-0140189

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Debabrata Saha | Suntrust Bank | Map 163 |
| (NAME) 4104 Highlander Court | (NAME) 201 Fourth Avenue North/ 7th Floor | Group 2 |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Nashville Tennessee 37219 | Parcel 2.00 |
| (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,

Brett A. Riley and Kimberly L. Riley, Husband and Wife ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Debabrata Saha and Mousumi Paul , husband and wife,

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. 49 on the Plan of Hickory Highland Place, Phase I, as shown by plat of record in Plat Book 9700, page 189, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brett A. Riley and Kimberly L. Riley, Husband and Wife by deed from Jack Williams Construction Co., Inc. of record in Deed Book 10872, page 861, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10421, Page 239, Register's Office of said County.

Deed of Conveyance to Metro for Water mains for sewer of record in Book 10868, Page 723, Register's Office for said County.

Deed to Metro for water mains of record in Book 8287, Page 97, Register's Office for said County.

Deed to Metro for Sewer of record in Book 7597, Page 679, Register's office for said County.

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

unimproved ☐

This is improved ☒ property, known as 4104 Highlander Court, Antioch, TN 37013

(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 15th day of November, 2001.

Brett A. Riley by Tammy Edwards Atty-in-fact
Brett A. Riley

Kimberly L. Riley by Tammy Edwards Atty-in-fact
Kimberly L. Riley

STATE OF Tennessee
COUNTY OF Wilson

On this the 11/15/2001, before me personally appeared Tammy Edwards, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brett A. Riley and Kimberly L. Riley, Husband and Wife, and who acknowledged that she executed the same as the free act and deed of the said Brett A. Riley and Kimberly L. Riley, Husband and Wife by virtue of that Power of Attorney, duly executed by the said Brett A. Riley and Kimberly L. Riley, Husband and Wife and appearing of record in Instrument Number 20011219-0140188, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 15th day of November, 2001

My Commission Expires: 3/23/02

Notary Public

TRACEY ... NOTARY PUBLIC FULL SEAL AT LARGE DAVIDSON COUNTY

**File Number2110378**

**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122