WARRANTY DEED

Westcott Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 8-14-05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/07/03 09:05 2pgs
Fees:13.00 Taxes:540.20

20030407-0045281

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0156

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sumita M. Banerjee	First Horizon Home Loan Corporation, D/B/A First Tennessee Home Loans	104-11-0-M 001.00 CO
(NAME)	(NAME)	
2115 Acklen Avenue # 1	P.O. Box 146	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Memphis, TN 38101	
(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, Angela L. Dixon, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sumita M. Banerjee, unmarried and Mukul R. Banerjee and wife, Gita Banerjee, 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:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Chardonnay Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Master Deed of record in Book 6789, page 462, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description, together with the said Apartment's Appurtenant undivided interest in the general and limited common elements of the Condominium.

Being all of the same property conveyed to Angela L. Dixon, an unmarried person by deed dated May 15, 2002 from Mabel Y. Poole and husband, Harry G. Poole, III and Adrian Poole, an unmarried person of record in Instrument No. 20020521-0062037, 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 2115 Acklen Avenue Unit 1, 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 my hand this 31st day of March, 2003.

Angela L. Dixon

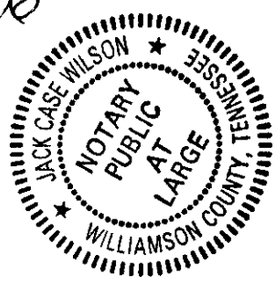
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela L. Dixon, an unmarried person 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 Brentwood, Tennessee this 31st day of March, 2003.

Commission expires: 4/16/06



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212