Davidson County DEEDWARR
Recvd: 04/28/08 14:22 2 pgs
Fees:13.00 Taxes:536.50
20080428-0043172

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00 .

Affiant

Subscribed and sworn to before me this 17th day of April, 2008.

Notary Public
My Commission Expires 01/09/12

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOX 13
14192

08-0161

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Koushik Chakraborti	Countywide Bank FSB	61-14-B
120 Highland Villa	520 Memorial Blvd	120.00CO
Nashville, TN 37211	Murfreesboro, TN 37129	

WARRANTY DEED

For and in 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 **Carrie A. Bryant, unmarried and Stanley E. Bryant and wife, Sharon T. Bryant**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Koushik Chakraborti and wife, Rumpa D. Chakraborti**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 120 of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed recorded in Book 7278, Page 312, and amended in book 7347, Page 717 and Book 7352, Page 630, Register's Office for said County, reference to the plan thereof Exhibit "B" to said master Deed, being hereby made for full particulars.

Being the same property conveyed to Carrie A. Bryant, unmarried, and Stanley E. Bryant and wife, Sharon T. Bryant by deed from Steven J. Womack, married, joined by his wife, Lisa Alana Berry, dated June 28, 2002, of record in Instrument No. 20020702-0079728, said Register's Office.

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

This is improved property located at **120 Highland Villa, Nashville, TN 37211.**

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 17th day of April, 2008.

Carrie A. Bryant

Stanley E. Bryant

Sharon T. Bryant

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Carrie A. Bryant and Stanley E. Bryant and wife, Sharon T. Bryant**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of April, 2008.

Notary Public

My Commission Expires: 01/09/12

