WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090076085 DEEDWARR
Recvd: 11/06/09 14:58 2 pgs
Fees:13.00 Taxes:943.50
20091106-0103022

KAZ SERMSAI
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 10, 2012

State of Tennessee)
County of Davidson)

09-10-003-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 day of November, 2009

Notary Public

My Commission Expires: 05/10/12 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BISWAJIT DASGUPTA AND JAYASRI DASGUPTA	New Owner	155-12-0-A
(NAME) 7233 Magnolia Hills Drive	(NAME)	009.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MICHAEL R. SIMON, EXECUTOR OF THE ESTATE OF ISAAC D. SIMON, DECEASED, DATED AUGUST 1, 1986**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BISWAJIT DASGUPTA AND WIFE, JAYASRI DASGUPTA**, hereinafter called the Grantee(s), 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 **Lot No. 9, on the Final Plat of Magnolia Hills, a Planned Unit Development,** of record in Book 7900, Page 809, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to ISAAC D. SIMON, UNMARRIED, by Deed from TR&D HOMES, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20040520-0059647, Register's Office for Davidson County, Tennessee. THE said Isaac D. Simon having since died and by Order of Probate in the Seventh Circuit Court for Davidson County, Tennessee Probate Division on November 17, 2008 in Docket No. 08P1776.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Magnolia Hills, of record in Book 9498, Page 329, and in Book 9499, Page 860, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BEING unimproved ☐
Improved ☒ property known as: **7233 Magnolia Hills Drive, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 2ND day of NOV., 2009

MICHAEL R. SIMON, EXECUTOR OF THE ESTATE OF ISAAC D. SIMON, DECEASED, DATED AUGUST 1, 1986

By: Michael R Simon, executor
MICHAEL R. SIMON, EXECUTOR

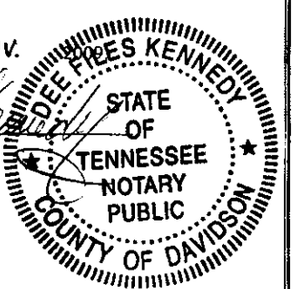
STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL R. SIMON, EXECUTOR OF THE ESTATE OF ISAAC D. SIMON, DECEASED, DATED AUGUST 1, 1986**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged to be the Executor of **THE ESTATE OF ISAAC D. SIMON**, the within named bargainor(s), and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained as such Executor.

Witness my hand and official seal at Brentwood, Tennessee, this 2ND day of NOV. 2009

My Commission Expires: 01/03/11

Notary Public



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212