WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100070709 DEEDWARR
Recvd: 11/08/10 10:44 2 pgs
Fees:13.00 Taxes:595.70
20101108-0089344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Ann Partee	Franklin American Mortgage Company	53-9-86
(NAME)	(NAME)	
1529 Pyron Drive	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(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, I/WE, Crystal Mala Sircar as the Executrix and personal representative of the Estate of Suchitra Sircar, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa Partee and Elvin Robinson, 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 Lot No. 45 on the Plan of Kimbolton, Phase II, a Planned Unit Development, as of record in Plat Book 6900, pages 792 through 794, inclusive, 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 Suchitra R. Sircar, an unmarried person, by deed from Phillips Builders, Inc., a Tennessee Corporation, as of record in Book 8740, Page 750, Register's Office for Davidson County, Tennessee. Suchitra R. Sicar having since died testate directing this property to be part of her estate and to be sold by Crystal Mala Sircar as the Executrix and personal representative, reference Probate Court # 2010R166, Sumner County Probate Court.

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

unimproved ☐

This is improved ☒ property, known as 1529 Joe Pyron Dr., Madison, TN 37115

(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 29th day of October, 2010.

Estate of Suchitra Sircar

Crystal Mala Sircar executrix

Crystal Mala Sircar as the Executrix and personal representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Crystal Mala Sircar, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executrix of the Estate of Suchitra Sircar and that he/she as such Executrix of the Estate of Suchitra Sircar executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 29th day of October, 2010.

Commission expires:

Notary Public

