File No. 210090218

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 247,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0288-3808

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Subhankar Mukhopadhyay	NEW OWNER	180030A06600
(NAME)	(NAME)	
6969 Stone Run Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20110075784 DEEDWARR
Recvd: 12/01/11 11:59 2 pgs
Fees: 13.00 Taxes: 915.75

20111201-0093592

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mary Elizabeth Heine, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Subhankar Mukhopadhyay and Sutapa Mukhopadhyay, husband and wife hereinafter called the grantee(s), 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. 123 on the Plan of Stone Creek Park, Section 2A, as of record in Plat Book 9700, Page 669, 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 Mary Elizabeth Heine, married by Deed from Maureen R. Neuroth, an unmarried woman, dated 03/17/2009 and filed for record on 03/24/2009 in Instrument No. 20090324-0026559, Register's Office for Davidson County, Tennessee. Final Judgement and Decree of Divorce filed in the Office Clerk Superior Court in Rockdale County, Georgia, file number 2009-CV-1500-I.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.
All matters as set forth per Plat of record in Plat Book 9700, Page 266 and in Plat Book 9700, Page 669, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10324, Page 365, as amended of record in Book 10953, Page 804 and at Instrument No. 20010719-0076875, said Register's Office.
Charter of Homeowner's Association as shown of record in Book 10324, Page 358, Register's Office for said County.
Quitclaim Deed to Stone Creek Park Homeowners Association, Inc. of record at Instrument No. 20040719-0085622, said Register's Office.
Stormwater Detention Agreement of record in Book 10951, Page 704, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6969 Stone Run Drive, Nashville, TN 37211
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 6th day of Sept., 2011.

Mary Elizabeth Heine

Mary Elizabeth Heine

STATE OF North Carolina

COUNTY OF Wake

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mary Elizabeth Heine, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 6th day of Sept, 2011.

Commission expires: 06/22/2015

Pamela M Lambrecht

Pamela M. Lambrecht Notary Public

PAMELA M. LAMBRECHT NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires June 22, 2015

File Number: 210090218

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Franklin, TN 37064