WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130044002 DEEDWARR
Recvd: 05/28/13 08:53 2 pgs
Fees: 13.00 Taxes: 368.15
20130528-0053202

R-VRES-13-968

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/10/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Subir K. Bandyopadhyay	Same as New Owner	
16 Whispering Willow Court	(NAME)	
(ADDRESS)	(ADDRESS)	
Azusa, CA 91702		082-14-0A-104.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LEWIS PAUPECK AND ELLEN PAUPECK, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUBIR K. BANDYOPADHYAY AND DEBJANI BANERJEE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 968, AS SPECIFIED ON THE PLAT SHOWN IN THE MASTER DEED ON THE PLAN OF RIVERFRONT CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR RIVERFRONT CONDOMINIUMS, OF RECORD UNDER INSTRUMENT NO. 20051221-0153160, AS AMENDED IN INSTRUMENT NO. 20051228-0155671, AND IN INSTRUMENT NO. 20060518-0058640, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF RIVERFRONT CONDOMINIUM FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20051221-0153160 AND AMENDED IN INSTRUMENT NO. 20051228-0155671, AND SECOND AMENDMENT TO THE MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20060518- 0058640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE PARTICULARLY COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO LEWIS PAUPECK AND ELLEN PAUPECK, HUSBAND AND WIFE BY DEED FROM RIVERFRONT CONDOMINIUMS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP OF RECORD AT INSTRUMENT NO. 20060815-0100408, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 9, 2006 AND RECORDED ON AUGUST 28, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20051221-0153160; INSTRUMENT NO. 20051228-0155671; INSTRUMENT NO. 20060518-0058640; INSTRUMENT NUMBER 20090109-0002382; INSTRUMENT NUMBER 20061229-0161139; BOOK 7228, PAGE 400; BOOK 2303, PAGE 437; BOOK 2098, PAGE 166; BOOK 11112, PAGE 881; BOOK 11233, PAGE 522; BOOK 2199, PAGE 537; C) AGREEMENT BETWEEN CITY OF NASHVILLE AND PHILLIP KERRIGAN, JR, AS SHOWN BY DECREE OF RECORD IN MINUTE BOOK 55, PAGE 468, OF THE THIRD CIRCUIT COURT IN CONNECTION WITH 72" INTERNAL DIAMETER TUNNELL, LICK BRANCH OUTFALL SEWER, INTERCEPTOR SEWERS AND STRUCTURES; AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 968 1st Avenue North, Nashville, Tennessee 37201
(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), their 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), 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/our hand(s) this 22nd day of May, 2013.

Lewis Paupeck by John Gleaves as Attorney in Fact

Ellen Paupeck by John Gleaves as Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LEWIS PAUPECK AND ELLEN PAUPECK and who acknowledged he/she/they executed the same as the free act and deed of the said LEWIS PAUPECK AND ELLEN PAUPECK.

Witness my hand and official seal, this the 22nd day of May, 2013.

Notary Public
My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903