STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $268,000.00.

Jay Baskerville
Affiant

Subscribed and sworn to before me this the 14th day of June, 2013.

Jenny Goslin
Notary Public

JENNY GOSLIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: 3/26/17

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans: T20130052986 DEEDWARR
Recvd: 06/24/13 08:42 2 pgs
Fees: 13.00 Taxes: 991.60
20130624-0064158

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Phillip Russell Davis	Sumner Bank & Trust	131 05 0A 147.00
147 Jefferson Square	967 A Grassland Place	
Nashville, TN 37215	Gallatin, TN 37066	

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, WE,

Ashoke Mukherji, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip Russell Davis , a single man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate located in Davidson County, Tennessee, bounded and described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 147 of the Jefferson Square Townhouses, Section One, 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 Jefferson Square Townhouses, of record in Book 4731, Page 332, and in Book 5826, Page 693, and in Book 8550, Page 3, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4731, Page 341, and as amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, page 54, Book 8057, Page 179, Book 8231, Page 418, Book 8550, Page 973, Book 9276, Page 249, and Book 10355, Page 306, said Register's Office, 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 Jefferson Square Townhouses, of record in Book 4675, Page 12, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ashoke Mukherji by Deed from Dewayne & Jennifer Merritt of record in Book 20120622-0054973, Register's Office for Davidson County, Tennessee, dated June 11, 2012, and recorded on June 22, 2012.

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 147 Jefferson Square, Nashville, TN 37215.

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 HANDS EFFECTIVE AS OF June 14, 2013:

Ashoke Mukherji

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Ashoke Mukherji, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 14th day of June, 2013.

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 14th day of June, 2013.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 14th day of June, 2013.

My Commission Expires:_____

Notary Public

20131134R