BILL GARRETT, Davidson County
Trans: T20140040189 DEEDWARR
Recvd: 06/09/14 08:14 2 pgs
Fees: 13.00 Taxes: 1757.50

20140609-0049640

B04360

WARRANTY DEED

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

26617

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2014.

(Affix Seal) Notary Public

My Commission Expires: 1-9-18

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Syamal D. Bhattacharya and Jill R. Tichy	NEW OWNERS	Map/Parcel
4325 Lealand Lane		132 05 0 063.00
Nashville, TN 37204		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN C. HORRELL, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto SYAMAL DAVE BHATTACHARYA AND JILL R. TICHY, HUSBAND AND WIFE, hereinafter called the GRANTEES, 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 Lot No. 21 on the Map of Glendale Park, Section 1, as of record in Book 1130, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 is described as beginning at a point in the westerly margin of Glendale Drive, the common corner of Lots Nos. 20 and 21 on said Plan; running thence southerly with the west margin of said Drive, 73.2 feet to a concrete monument; thence in a southwesterly direction around a curve 41 feet to another concrete monument set in the north margin of Glendale Lane; thence westerly with the north margin of Glendale Lane 178.2 feet to a dead line; thence with said dead line northerly 97 feet to a point, the common corner of Lots Nos. 20, 21, 22 and 23; thence easterly 205 feet to the point of beginning, said Glendale Drive being now called Lealand Lane.

Being the same property conveyed to John C. Horrell, unmarried, by Warranty Deed from Larry Forrest Wilkinson, Executor of the Estate of Georgia Nell Wilkinson, of record in Instrument No. 20080226-0018726, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2014 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 132 05 0 063.00.

b. All matters appearing on the Plan of Glendale Park Subdivision, Section 1, of record in Plat Book 1130, page 45, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4325 Lealand Lane, Nashville, Tennessee 37204

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or assigns, 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.

Ana Maria Horrell, wife of John C. Horrell, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest she may have in the subject property, by reason of her marital status, or otherwise.

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 our hands this 5th day of June, 2014:

John C. Horrell

Ana Maria Horrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, John C. Horrell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2014:

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 21, 2018

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ana Maria Horrell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2014:

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 21, 2018

Notary Public

My commission expires: