BILL GARRETT, Davidson County
Trans:T20140046763 DEEDWARR
Recvd: 07/01/14 11:56 2 pgs
Fees:13.00 Taxes:999.00
20140701-0057666

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1055

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Badshah Maitra Sarbani Maitra 3320 Hillsboro Pike Nashville, TN 37215	Same	117-7-H-16.00

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2014.

Notary Public

My Commission Expires: 7/2/17
(Affix Seal)

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Earl W. Eckert and Roberta R. Eckert, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Badshah Maitra, a married person and Sarbani Maitra, a single person ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit No. 3320 on the Plan of Roderick Square, of record in Plat Book 6250, page 928, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Roderick Square, a horizontal property regime established by Master Deed of record in Book 6867, page 385, said Register's Office.

Being the same property conveyed to Earl W. Eckert and wife, Roberta R. Eckert by Warranty Deed from George G. Payne, Jr., and wife, Helen Payne, dated September 16, 2005, recorded September 20, 2005, of record in Instrument No. 20050920-0113234, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3320 Hillsboro Pike, Nashville, TN 37215**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of **June, 2014.**

GRANTOR(S)

Earl W. Eckert

Roberta R. Eckert

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Earl W. Eckert and Roberta R. Eckert** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 27th day of **June, 2014.**

Notary Public

My Commission Expires:

6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015