WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00.

Codesta Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/22/17
(AFFIX SEAL)

LISA RUDY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

B-SR-14-2112

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Frederick J. Kemph + Nancy	Frederick J. Kemph	
(NAME)	(NAME)	**104-15-0B-009.00-CO**
2112 Blair Blvd #9	1049 Willco Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Marietta, GA 30068	
(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 **KAUSHIK MUKHERJEE AND ANAMIKA BANERJI MUKHERJEE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FREDERICK J. KEMPH AND NANCY L. KEMPH, HUSBAND AND WIFE** 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 Unit No. 9 on the Plan of Winchester Condominiums, of record in Plat Book 6200, Page 555, and as set forth in the Master Deed as of record in Book 7088, Page 131, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wall coverings, carpets and/or other improvements therein and the undivided interest in the General and Limited Common elements appurtenant thereto.

Being the same property conveyed to Kaushik Mukherjee and wife, Anamika Banerji Mukherjee by deed from Lu Xie and spouse Anshi Xie of record in Instrument No. 20050511-0053222 Register's Office for Davidson County, Tennessee, dated May 06, 2005 and recorded on May 11, 2005.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 555, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Winchester Condominiums of record in Book 7088, Page 131, Register's Office for Davidson County, Tennessee.
- Charter for Winchester Place Condominiums of record in Book 11658, Page 928, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7088, Page 156, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2112 Blair Blvd #9, Nashville, Tennessee 37212**.

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.

BILL GARRETT, Davidson County
Trans: T20140047818 DEEDWARR
Recvd: 07/03/14 14:07 2 pgs
Fees: 13.00 Taxes: 934.25

20140703-0059027

Witness my/our hand(s) this the 16th DAY OF JUNE, 2014.

Kaushik Mukherjee

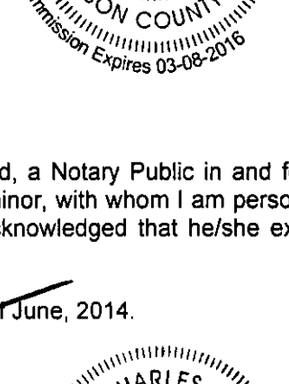
Anamika Banerji Mukherjee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of June, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of June, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212