Davidson County	DEEDWARR
Recvd: 11/06/14 13:32	2 pgs
Fees:13.00 Taxes:998.63	
20141106-0102670	

14-2002

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $269,900.00

Affiant

CONNIE J. BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 27th day of October, 2014.

Connie J. Buchanan
Notary Public
My commission expires: 4/2/18

07-1410-85809

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan D. Russell 649 Wolfeboro Lane Nashville TN 37221	New Owner	141-05-0-A-303.00-C

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anupam Paul, a married man, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Jonathan D. Russell and Alison J. Russell, husband and wife, hereinafter called the Grantees, their successors and assigns, a 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. 303, on the Plan of Avondale Park, Phase 1, Section 2, of record in Instrument No. 20081218-0121117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anupam Paul, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated April 17, 2009, recorded April 21, 2009, of record in Instrument No. 20090421-0036009, Register's Office for Davidson County, Tennessee.

Swati Raychowdhury, wife of Grantor, hereby joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 649 Wolfeboro Lane, Nashville, TN 37221

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, successors and assigns, forever. Grantor covenant with Grantees that Grantor are lawfully seised 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. Grantor do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 27th day of October, 2014.

Anupam Paul

Swati Raychowdhury

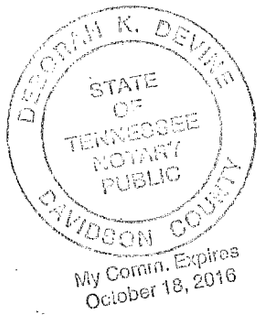
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anupam Paul and Swati Raychowdhury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 27th day of October, 2014.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 10/18/16



True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

