THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

BILL GARRETT, Davidson County
Trans:T20140086428 DEEDWARR
Recvd: 11/17/14 11:32 2 pgs
Fees:13.00 Taxes:1515.15

20141117-0105812

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 409,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Nov, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anupam Paul	Pennymac Loan Services, LLC	
511B N. 17th Street	6101 Condor Dr #200	083060I00100CO
Nashville, TN 37206	Moorpark, CA 93021	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Martha A. Mancinelli and Enrique D. Scala**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anupam Paul and wife, Swati Raychowdhury**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit "A" North 17th Street Townhomes, a Horizontal Property Regime, with Limited Common Elements, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for North 17th Street Townhomes, a Horizontal Property Regime, with Limited Common Elements, of record in Instrument No. 20130903-0092539, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of North 17th Street Townhomes, a Horizontal Property Regime, with Limited Common Elements, contained in the said Declaration, the Plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20130903-0092539, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michael K. Hester by deed from Tommy Lee Russell and Mary Ann Malone, heirs of the Estate of James Benson Russell of record in Instrument No. 20120716-0062261 Register's Office for Davidson County, Tennessee, dated July 05, 2012 and recorded on July 16, 2012.

Being the same property conveyed to Luciano Scala, married by deed from Michael K. Hester, unmarried of record in Instrument No. 20130201-0010656 Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on February 01, 2013.

Being a portion of the same property conveyed to Martha A. Mancinelli and Enrique D. Scala by deed from Luciano Scala of record in Instrument No. 20130327-0029830 Register's Office for Davidson County, Tennessee, dated March 26, 2013 and recorded on March 27, 2013.

Being a portion of the same property conveyed to Martha A. Mancinelli and Enrique D. Scala by deed from Martha A. Mancinelli and Enrique D. Scala of record in Instrument No. 20130510-0047617 Register's Office for Davidson County, Tennessee, dated May 10, 2013 and recorded on May 10, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **511B N. 17th Street, Nashville, TN 37206.**

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 we do covenant with the said GRANTEES 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 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 our hands this the 13 day of November, 2014.

Martha A. Mancinelli

ENRIQUE D SCALA
By L ATTORNEY IN FACT.
Enrique D. Scala by Luciano Scala, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha A. Mancinelli** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of November, 2014.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Luciano Scala** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument on behalf of **Enrique D. Scala**, as his Attorney in Fact, as the free act and deed of the within named **Enrique D. Scala**.

Witness my hand and official seal this the 13th day of November, 2014.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Return to:
REALTY Title & Escrow Co, Inc
206 A Cool Springs Blvd #106
Franklin, TN 37067