BILL GARRETT, Davidson County
Trans:T20150099340 DEEDWARR
Recvd: 11/23/15 09:47 2 pgs
Fees:13.00 Taxes:1128.50

20151123-0118428

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this 20 day of November, 2015.

Notary Public
My commission expires:

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

02-1510-49676

Address of New Owner:	Send Tax Bills to:	Tax Information:
Anup Raychowdhury 823 Barrington Place Drive Brentwood TN 37027	New owner	171-04-0-C-057.00

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, **Tricia A. Conahan**, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Anup Raychowdhury and wife, Sukia Raychowdhury**, 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 being a certain condominium located in Davidson County, Tennessee, being Unit No. 57, on the Plan of Barrington Place, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Barrington Place of record in Instrument No. 20050914-0110701, re-recorded in Instrument No. 20051025-0128696, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary E. Clay, unmarried by deed from Thomas M. Ways and Gail Ways, Trustees of the Ways Family Revocable Living Trust, dated June 28, 2012, recorded July 3, 2012, of record in Instrument No. 20100703-0058295, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tricia A. Conahan, married by deed from Mary E. Clay, unmarried, dated March 28, 2014, recorded March 31, 2014, of record in Instrument No. 20140331-0026426, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of the Grantor nor her spouse or any dependants.

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 823 Barrington Place Drive, Brentwood, TN 37027.

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.

Grantors covenant with Grantees that Grantors 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. Grantors 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 17th day of November, 2015.

Tricia A. Conahan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tricia A. Conahan**, 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 Brentwood, TN, this 17th day of November, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: January 11, 2017

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY