AFTER RECORDING PLEASE RETURN TO:
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Trans:T20150104796 DEEDWARR
Recvd: 12/11/15 10:40 2 pgs
Fees:13.00 Taxes:1110.00
20151211-0124791

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of December, 2015.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My commission expires:

03-1511-38473

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ann Lauterbach 050.00 3901 West End Avenue #403 Nashville TN 37205	New Owner	103-16-0-A- 050.00

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, **Kanai Mukherjee**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ann S. Lauterbach, Trustee of The Ann S. Lauterbach Revocable Trust, u/a/d February 22, 1993,** hereinafter called the Grantee, it's 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 Unit No. 403, on the Plan of Rokeby Condominium Apartments, as shown on "2nd Revised Plan" of record in Book 5050, Page 16, Register's Office for said County, and more fully depicted on the Plan of the 4th Floor of Rokeby, of record in Book 5060, Page 143, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with each and all of the rights, privileges, and appurtenances thereto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the Plan of record in Book 5060, Page 143, said Register's Office.

Being the same property conveyed to Kanai Mukherjee by deed from Faye Jewell Chiles, unmarried, dated October 30, 2007, recorded November 12, 2007, of record in Instrument No. 20071101-0128666, Register's Office for Davidson County, Tennessee.

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 3901 West End Avenue #403, Nashville, TN 37205.

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 8th day of December, 2015.

Kanai Mukherjee by
Anuradhe Chakravarthy,
by Attorney in fact

Kanai Mukherjee by
Anuradha Chakravarthy,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of December, 2015 before me personally appeared, **Anuradha Chakravarthy**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed, and who further acknowledged that she is the attorney in fact for **Kanai Mukherjee**, and that she is authorized by **Kanai Mukherjee** to execute this instrument on his behalf. Witness my hand and official seal.

POA of record in Volume 20151211.0124790, Page _____, RODCT.

Witness my hand in Nashville, TN, this 8th day of December, 2015.

State of Tennessee at Large

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission expires: 9/26/2018