BILL GARRETT, Davidson County
Trans:T20150108926 DEEDWARR
Recvd: 12/28/15 11:00 2 pgs
Fees:13.00 Taxes:321.90
20151228-0129791

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2241

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Subhankar Sarkar 298 Cobblestone Landing Mt Juliet, TN 37122	SunTrust Mtg.Inc., 1001 Semmes Ave.,RVW 3003 Richmond, VA 23224	135-8-A-815.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $87,000.00

✓ Subhankar Sarkar
Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2015.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Deborah L Bissell
Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Carol Swinson,** an unmarried individual, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Subhankar Sarkar, married man,** 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:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 815 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee. Reference is hereby made to plat of record in Book 5200, page 80, said Register's Office, for more complete details as to location and placement of such Unit.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging as set forth in the said Master Deed and By-Laws, which form a part thereof, including without limitation such Unit's undivided percentage interest in the land and common elements and its interest in any appurtenant limited common elements.

Being the same property conveyed to Carol Swinson by Warranty Deed from Gladys J. Milam, unmarried, dated September 5, 2003, recorded September 9, 2003, of record in Instrument No. 20030909-0131360, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **815 Longhunter Court, Nashville, TN 37217**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of **December, 2015.**

GRANTOR(S)

Carol Swinson

Carol Swinson

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Carol Swinson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 30th day of **December, 2015.**

JAMIE MARTENS
Notary Public - Arizona
Maricopa County
My Comm. Expires Jan 5, 2018

Jamie Martens

Notary Public
My Commission Expires: JAN. 5, 2018