THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16036921** BILL GARRETT, Davidson County Trans:T20160042153 DEEDWARR Recvd: 05/19/16 11:29 2 pgs Fees:13.00 Taxes:2035.00 20160519-0050243	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me, this 16th day of May, 2016. Notary Public My Commission Expires: JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Jennifer Armstrong 4325 LEALAND LANE Nashville TN 37204-4231	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-05-063.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Syamal Dave Bhattacharya and Jill R. Tichy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Armstrong, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 21, GLENDALE PARK, SECTION 1, as shown on plat of record in Plat Book 1130, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from John C. Horrell to Syamal Dave Bhattacharya and Jill R. Tichy, husband and wife, as recorded on the 9th day of June, 2014 in Instrument No. 20140609-0049640 and Warranty Deed from Larry Forrest Wilkinson, Executor of the Estate of Georgia Nell Wilkinson to John C. Horrell, unmarried, as recorded on the 26th day of February, 2008 in Instrument No. 20080226-0018726, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENDALE PARK, SECTION 1, as recorded in Plat Book 1130, Page(s) 45.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 4325 LEALAND LANE Nashville TN 37204-4231

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of May, 2016.

Syamal Dave Bhattacharya

Jill R. Tichy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Syamal Dave Bhattacharya and Jill R. Tichy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2016.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017