BOX 10-B

BILL GARRETT, Davidson County
Trans:T20160047237 DEEDWARR
Recvd: 06/06/16 09:17 2 pgs
Fees:13.00 Taxes:619.75

20160606-0056510

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3RD DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SURATH SENGUPTA	**REGIONS MORTGAGE**	**149-01-0B-003.00 CO**
(NAME) **4605 BILLINGSGATE RD.**	(NAME) **2050 PARKWAY OFFICE CIRCLE**	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) **BIRMINGHAM, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JANNA L. SAMUELSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SURATH SENGUPTA, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 334, on the Plan of Piccadilly Square, Phase III, of record in Plat Book 6250, pages 892-894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JANNA L. SAMUELSON, by deed from LEON SHARBER, TRUSTEE WITH FULL POWER TO SELL, CONVEY, MORTGAGE OR OTHERWISE TRANSFER WITHOUT JOINER OF ANY BENEFICIARY, of record in Book 9956, page 490, dated February 22, 1996, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 6250, Page 892-894; Restrictive Covenants of record in Book 6236, page 683 and amended in Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409, Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190, Book 6830, page 739; Stormwater Detention Agreement of record in Book 6782, page 518; Deed of conveyance of record in Book 7748, page 432 and Book 7748, page 478; and any and all other easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **4605 BILLINGSGATE RD., ANTIOCH, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 18th th day of May, 2016.

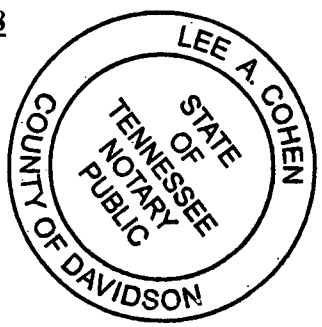
JANNA L. SAMUELSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 18 th day of May, 2016.

My commission expires: **November 5, 2018**



Lee A. Cohen
Notary Public