Bk 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00.

Affiant

Subscribed and sworn to me on July 6, 2016.

NOTARY PUBLIC

My Commission Expires: 1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20160057614 DEEDWARR
Recvd: 07/06/16 15:27 2 pgs
Fees:13.00 Taxes:1443.00
20160706-0069251

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29473SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amitabha Chakrabarti Pampa Chakrabarti 428 Waterton Court Brentwood, TN 37027	SAME AS NEW OWNERS	172-13-A-114.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joseph B. Dickason and Mellynne B. Dickason, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Amitabha Chakrabarti and Pampa Chakrabarti, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Williams Grove, Section Two, a Planned Unit Development, as of record in Plat Book 9700, pages 902 through 906, Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph B. Dickason and Mellynne B. Dickason, husband and wife, dated August 31, 2004 and recorded September 7, 2004 from Mary Lou D'Alessandro, unmarried of record as Instrument No. 20041228-0153263, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. The Plan of record in Book 9700, pages 902, 903, 904, 905 and 906, said Register's Office shows an owner's certificate and minimum building setback lines and easements to which plan reference is hereby made for a more complete description.
3. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 10741, page 678, amended in Book 11167, page 755; Book 11643, page 316; as Instrument No. 19991206-0300190 and Instrument No. 20010514-0049490, Register's Office, which sets forth assessments, liens and

other matters, to which Declaration reference is hereby made for a more particulars but deleting any covenants, conditions or restrictions would violate 42 USC 3604c.

4. Quitclaim Deed for green space to Homeowners Association of record as Instrument No. 20010514-0049489, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 428 Waterton Court, 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 and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 6th day of July, 2016.

Joseph B. Dickason

Mellynne B. Dickason

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Joseph B. Dickason and Mellynne B. Dickason to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 6, 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE