THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16068278** BILL GARRETT, Davidson County Trans:T20160061791 DEEDWARR Recvd: 07/19/16 09:02 2 pgs Fees:13.00 Taxes:1121.10 20160719-0073932	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $303,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2016. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Gourija Shivramkrishna Menon and Saikat Tarun Sengupta 3473 GOLF CLUB LANE Nashville TN 37215-1554	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117070F00400CO

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, **Shelby R. McDonald** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gourija Shivramkrishna Menon and Saikat Tarun Sengupta, wife and husband**, ("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 Unit No. 4, together with the appurtenant interest in the common elements of Brighton Court Condominium, a Horizontal Property Regime established by Master Deed of record in Book 6629, Page 532 as supplemented in Book 6912, Page 158 and amended in Book 6912, Page 163, Book 9315, Page 795 and Book 10364, Page 141, Register's Office for Davidson County, Tennessee. Said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed, all to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed by Warranty Deed from Mary Milam Granberry, an unmarried woman to Shelby R. McDonald, an unmarried woman, as recorded on the 7th day of May, 2014 in Instrument No. 20140507-0039017 and Warranty Deed from Courtney H. Harrison Bradenham and husband, Ben Persons Bradenham, Jr. to Mary Milam Granberry, as recorded on the 20th day of September, 2010 in Instrument No. 20100920-0074504, 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.

Terms and provisions of by-Laws of Brighton Court Condominium recorded in Book 10364, Page 141.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRIGHTON COURT Condominium of record in Book 6629, Page 532, supplemented in Book 6912, Page 158 , as amended by instrument(s) of record in Book 6912, Page 163 and Book 9315, Page 795; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of Brighton Court Condominium Homeowners' Association, Inc. recorded in Book 6965, Page 624.

Articles of Amendment to Charter recorded in Book 7936, Page 335.

Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4076, Page 522.

This is improved property located at 3473 GOLF CLUB LANE Nashville TN 37215-1554

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 15th day of July, 2016.

Shelby R. McDonald

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shelby R. McDonald, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018