Record + Send to:

Pearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/16 12:29 2 pgs
Fees:13.00 Taxes:536.50
20160906-0093351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 7.3.17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Daniel Perez Linares and Leyda Bonilla	owners of record	162 10 0 208.00
(NAME) 404 and 406 Brook View Estates Dr.	(NAME) 5428 County Dr	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Five Thousand And No/100 Dollars ($145,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sanjay Ghosh and Piya Ghosh, husband and wife**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Daniel Perez Linares and Leyda *Bonilla, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Bell Heights of record in Plat Book 5050, Page 59, Register's Office for said County.

Said Lot No. 2 fronts 73.0 feet on the northwesterly margin of Brook View Estates Drive and extends back 159.72 feet on the northeasterly line and 163.32 feet on the southwesterly line to a broken line in the rear, measuring 73.65 feet thereon.

Being the same property conveyed to Sanjay Ghosh and wife, Piya Ghosh by Warranty Deed from John R. Sneed and wife, Cristina T. Sneed dated November 30, 2005 and recorded December 1, 2005 as Instrument No. 20051201-0144304, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Leyda Bonilla and Leida Bonilla are one and the same person.

File Number: MFR-164483SSO

unimproved ☐
This is improved ☒ property, known as 404 and 406 Brook View Estates Dr., Antioch, TN 37013

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, has 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 our hands this 29 day of August, 2016.

Sanjay Ghosh

Piya Ghosh

NC

STATE OF ~~TENNESSEE~~

COUNTY OF ~~RUTHERFORD~~ WAKE

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Sanjay Ghosh and Piya Ghosh, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 of August, 2016.

Notary Public

My Commission Expires: 11/20/2018

(SEAL)

VIRGINIA LASHAN CHANDLER
Notary Public
Wake County
North Carolina
My Commission Expires Nov 20, 2018

File Number: MFR-164483SSO

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019