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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16099320**<br><br>BILL GARRETT, Davidson County<br>Trans:T20160098735 DEEDWARR<br>Recvd: 11/08/16 09:15 2 pgs<br>Fees:13.00 Taxes:2923.00<br>20161108-0118054 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $790,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of October, 2016.<br><br>Notary Public<br>My Commission Expires:<br><br>WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>MY COMMISSION EXPIRES SEPTEMBER 10, 2018 |

# WARRANTY DEED

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| Address New Owner:<br>Ritu Banerjee and Andrew Kloek<br>915 B Halcyon Avenue<br>Nashville TN 37204-2616 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>118010V00200CO |

**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, **Richard W. Nord II and Loren Nord, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ritu Banerjee and Andrew Kloek, 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 B, 915 HALCYON AVENUE TOWNHOMES, as shown on Exhibit "C" of record in Instrument No. 20131023-0110525, 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 to Richard W. Nord, II by Warranty Deed from Magness Group, Inc., recorded on the 26th day of June, 2014 in Instrument No. 20140626-0055809, 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 W.D. GALE'S KIRKWOOD ADDITION, as recorded in Plat Book 332, Page(s) 76.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131023-0110525.

Terms and provisions of the Articles of Incorporation of Magness Group, Inc., recorded at Instrument No. 20131015-0107787.

Charter of Homeowners Association recorded at Instrument No. 20131015-0107786.

This is improved property located at 915 B Halcyon Avenue Nashville TN 37204-2616

**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 28th day of October, 2016.

Richard W. Nord II

Loren Nord

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard W. Nord II and Loren Nord, 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 28th day of October, 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018