WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160098802 DEEDWARR
Recvd: 11/08/16 10:08 2 pgs
Fees:13.00 Taxes:1589.15

20161108-0118126

P-RA-16-1105-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,500.00.

Deidra D Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/24/2019

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jyoti Mujumdar and Ashish Mujumdar	Wells Fargo Bank, N.A.	
(NAME)	(NAME)	
1105 Banbury Lane	101 N. Phillips Avenue	**172-09-0-A22-40-0CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-8339	Sioux Falls, SD 57104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STAN KANIA AND DANA KANIA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JYOTI MUJUMDAR AND ASHISH A. MUJUMDAR, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 222 on the Plan of Final Plat of Section Five-A, Banbury Crossing (a Planned Unit Development) of record in Plat at Instrument No. 20020830-0105357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stan Kania and wife, Dana Kania by Warranty deed from Enqu B. Kent and husband, Joseph E. Kent, III of record in Instrument No. 20100615-0046450 Register's Office for Davidson County, Tennessee, dated June 10, 2010 and recorded on June 15, 2010.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20020830-0105357;
- Covenants, Conditions and Restrictions of record in Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 247, Book 4148, Page 254, Book 4148, Page 261, Book 4148, Page 264, Book 4148, Page 252, Book 2438, Page 460, Book 4693, Page 961, Book 10369, Page 48, Book 10962, Page 516, Book 10970, Page 943, Book 11218, Page 180, and Instrument Nos. 20010523-0053234, 20030728-0105031 and 20051020-0126681;.
- By-Laws of record in Instrument No. 20020610-0070239;
- HOA Charter of record in Book 11187, Page 575;
- Transmission Line Easements of record in Book 1174, Page 153 and Book 2438, Page 392;
- Storm Water Agreement of record in Book 10633, Page 330 and Instrument No. 20000111-0004044, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1105 Banbury Lane, Brentwood, Tennessee 37027-8339**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd DAY OF NOVEMBER, 2016.

Stan Kania

Stan Kania

Dana Kania

Dana Kania

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STAN KANIA AND DANA KANIA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of November, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212