Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

This Instrument prepared by
and after recording return to:
Elizabeth Ryder Sykes, Esq.
Farmer Purcell White & Lassiter, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1820
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20160104689 DEEDWARR
Recvd: 11/29/16 09:48 3 pgs
Fees:18.00 Taxes:1609.50
20161129-0124922

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Suman Ranjan Das 421 Cumberland Pl Nashville, TN 37215	**Same**	**Map: 131-6-H** **Parcel: 3 CO**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Know all men by these presents that, **ELEANOR G. ROGERS**, an unmarried woman, (hereinafter called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantor, by **SUMAN RANJAN DAS and SMRUTI BIJITA MOHANTY,** husband and wife, (hereinafter called the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 33 on the Final Plat of Phase 1, Village of Cherry Glen, a planned unit development, of record in Book 9700, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Eleanor G. Rogers from Cherry Glen Partners, L.P., a Tennessee limited partnership, by Warranty Deed of record in Book 10570, Page 903, Register's Office for Davidson County, Tennessee.

This is improved property known as **421 Cumberland Place, Nashville (Davidson County), Tennessee 37215**.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantor, for herself and her heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind him/herself and his/her heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 23rd day of November, 2016.

X _____
ELEANOR G. ROGERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **ELEANOR G. ROGERS** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, on this 23rd day of November, 2016.

X _____
Notary Public
My Commission Expires: 2/25/20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $ 435,000.00.

Affiant

Sworn to and subscribed before me this 23 day of November, 2016.

Notary Public
My Commission Expires: 9.30.19

