This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 162612TN

Davidson County DEEDWARR
Recvd: 01/03/17 08:58 3 pgs
Fees:18.00 Taxes:1124.80
20170103-0000062

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
David B. Beckett	SIRVA MORTGAGE, INC.	114-07-0A-1.00CO
2014 Traemoor Village Dr.	6200 OAK TREE BLVD., STE 300	
Nashville, TN 37209	INDEPENDENCE, OH 44131	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ranjan Chanda, married**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **David B. Beckett, a single person,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, by deed dated 7/6/06 from Louis McRedmond Investment Group, L.P., a Tennessee Limited Partnership of record in Instrument No. 20060711-0083332, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Ranjan Chanda by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 7/2/13, and recorded 7/10/13 in Instrument No. 20130710-0071288, Register's Office for Davidson County, Tennessee.

****Shweta Sharma, spouse of Ranjan Chanda, joins in this conveyance to convey any and all interest, marital or otherwise, that she may have in the above referenced property, now or hereafter.**

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Ranjan Chanda** does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Ranjan Chanda** further covenants and binds his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **2014 Traemoor Village Dr., Nashville, TN 37209**.

Executed on this 30th day of December, 2016.

Ranjan Chanda

Shweta Sharma

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Ranjan Chanda and Shweta Sharma**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of December, 2016.

Notary Public

My Commission Expires: 1-8-19

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $304,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 30th day of December, 2016.

Notary Public

My Commission Expires: 9/10/2018

JILL Y. WICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

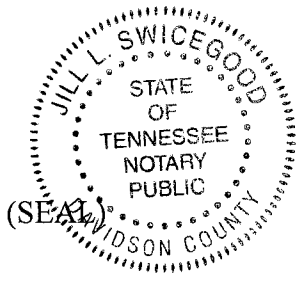
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018