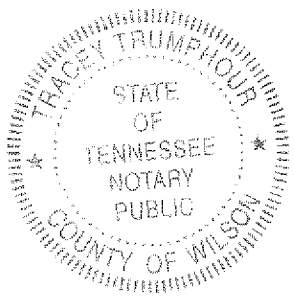
Davidson County DEEDWARR
Recvd: 01/31/17 14:41 3 pgs
Fees:18.00 Taxes:399.60
20170131-0010390

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger Austermiller	Roger Austermiller	
(NAME)	(NAME)	
2040 HORN SPRINGS ROAD	2040 HORN SPRINGS ROAD	147080217.00
(ADDRESS)	(ADDRESS)	
LEBANON, TN 37087	LEBANON, TN 37087	
(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 considerations, the receipt of which is hereby acknowledged, we, **Arup Bandyopadhyay and Wife, Nandita Bandyopadhyay**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Roger Austermiller and Penny Austermiller, Husband and Wife**, hereinafter called the GRANTEE(S), 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 42 on the Plan of Section 4, Beverly Heights, of record in Book 5200, Page 263, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Arup Bandyopadhyay and wife, Nandita Bandyopadhyay by Special Warranty Deed from Wells Fargo Bank, Minnesota, National Association, as trustee for Delta Funding Home Equity Loan Trust 1998-4, by and Through its attorney in fact, Ocwen Federal Bank, FSB, dated October 29, 2001 and recorded November 5, 2001 of record in Instrument Number 20011105-0121142, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5200, Page 263, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded, as Book 5626, Page 220, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 116 Lanewood Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 30th day of January, 2017.

Arup Bandyopadhyay Nandita Bandyopadhyay

Arup Bandyopadhyay Nandita Bandyopadhyay

State of Tennessee
County of Wilson

Personally appeared before me Arup Bandyopadhyay and Nandita Bandyopadhyay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of January, 2017.

Tracey Trueblood

Notary Public _____
My Commission Expires: 8.14.17

TRACEY TRUEBLOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

