WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/17 14:28 3 pgs
Fees:18.00 Taxes:477.30
20170221-0017368

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/28/17 (AFFIX SEAL)

WILLIAM S CORLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

O-VRES-17-719

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)
William H. Stitts	Same	
(NAME)	(NAME)	**075-12-0-062.00**
719 Mercer Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **ARUP BANDYOPADHYAY AND NANDITA BANDYOPADHYAY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM H. STITTS, AN UNMARRIED MAN,** 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. 44B on the Plan of Zone Lot Division of Lot 42 through 44, Meadows of Tulip Grove, Section One of record in Plat Book 6900, Page 306, 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 Arup Bandyopadhyay and Nandita Bandyopadhyay, husband and wife by Warranty deed from Samuel Kennedy of record in Instrument No. 20050513-0054119 Register's Office for Davidson County, Tennessee, dated May 12, 2005 and recorded on May 13, 2005.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 306, amending Plat Book 5200, Page 612, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 6291, Page 899, in the Register's Office for Davidson County, Tennessee;
- Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **719 Mercer Drive , Hermitage, Tennessee 37076**.

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 17th DAY OF FEBRUARY, 2017.

Arup Bandyopadhyay

Nandita Bandyopadhyay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARUP BANDYOPADHYAY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of February, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANDITA BANDYOPADHYAY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of February, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

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

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

CASSIE LOVVORN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY