Bill Garrett Davidson County
Batch# 20082 DEEDWARR
11/01/2017 12:10:10 PM 2 pgs
Fees: $13.00 Taxes: $1,502.20
20171101-0111996

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $406,000.00. Affiant Subscribed and sworn to before me, this the 27th day of October, 2017. Notary Public My commission expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GBR-17-807-100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sujata Biswas Gautam Biswas	new owners	
807 18th Ave S Apt 100		092-16-0C-100.00-CO
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HOLLACE LINDSAY ROE, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~GUTAM~~ GAUTAM **BISWAS AND SUJATA BISWAS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Unit No. 100, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record as Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823 and Instrument No. 20050504-0050222, which was re-recorded in Instrument No. 20060109-0003220, further amended by Instrument No. 20051123-0142078 and Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174, all in the Register's Office for Davidson County, Tennessee, said Unit further described on plan of record attached as "Exhibit E" to said Master Deed, to which Master Deed reference is hereby made for a more particular description of said Unit.

Parking Space #43 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, Register's Office for said County. This appurtenance is deeded with the Unit and is not transferable in any fashion except with transfer of the Unit.

Being the same property conveyed to Hollace Lindsay Roe, married by Warranty deed from Daniel L. Stovesand, married of record in Instrument No. 20110825-0065913 Register's Office for Davidson County, Tennessee, dated August 23, 2011 and recorded on August 25, 2011.

*Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 807 18th Ave S Apt 100, Nashville, TN 37203.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of October, 2017.

Hollace Lindsay Roe, by Steven T. Morris
her Attorney in Fact

attny in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, as Attorney in Fact for Hollace Lindsay Roe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of October, 2017.

Notary Public

My Commission Expires: 5/3/21

STATE OF TENNESSEE NOTARY PUBLIC