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THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24357

Bill Garrett Davidson County
Batch# 70337 DEEDWARR
03/19/2018 08:47:27 AM 2 pgs
Fees: $13.00 Taxes: $488.40

20180319-0025278

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00.

Teresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2018.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/3/2021

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Ann Abraham	Pinnacle Bank	
6680 Charlotte Pike F-4	150 3rd Avenue South, Suite 900	102070A04100CO
Nashville, TN 37209	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Biplab Bhattacharjee and wife, Shuvra Bhattacharjee, and Ayanava Bhattacharjee, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Ann Abraham, single woman,**

HEREINAFTER CALLED THE GRANTEE, HER 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. F-4, West Meade Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5923 page 704, amended in Book 6277 page 653, Book 7333 page 415 and Book 7333 page 418, Registers Office for Davidson County, Tennessee, with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of record in Book 5200 page 430, Registers Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Biplab Bhattacharjee by Warranty deed from Govan D. White and Richard Speight, Jr. and Kate S. Pentecost and Nancy J. Speight and William W. Speight and Richard Speight of record in Instrument No. 20100128-0007155 Register's Office for Davidson County, Tennessee, dated January 26, 2010 and recorded on January 28, 2010.

Being the same property conveyed to Biplab Bhattacharjee and wife, Shuvra Bhattacharjee, and Ayanava Bhattacharjee, as joint tenants in common with right of survivorship by Quitclaim deed from Biplab Bhattacharjee of record in Instrument No. 20180102-0000638 Register's Office for Davidson County, Tennessee, dated December 27, 2017 and recorded on January 02, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6680 Charlotte Pike F-4, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand this the 15th day of March, 2018.

Biplab Bhattacharjee

Shuvra Bhattacharjee

Ayanava Bhattacharjee by Biplab Bhattacharjee as Attorney in fact
Ayanava Bhattacharjee by Biplab Bhattacharjee, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Biplab Bhattacharjee, Shuvra Bhattacharjee,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal this the 15th day of March, 2018.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Biplab Bhattacharjee,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Ayanava Bhattacharjee** and who acknowledged that he executed the same as the free act and deed of **Ayanava Bhattacharjee.** Witness my hand and official seal this 15th day of March, 2018.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE