WARRANTY DEED

Bill Garrett Davidson County
Batch# 107635 DEEDWARR
06/22/2018 03:27:38 PM 2 pgs
Fees: $13.00 Taxes: $582.75

20180622-0060659

A-VRES-18-1033

DIANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Whitney Wilson and Benjamin Wilson, Trustees of the Whitney Wilson Revocable Living Trust, dated April 3, 2017 **Whitney Wilson and Benjamin Wilson, Trustees of the Whitney Wilson Revocable Trust, dated April 3, 2017**	**New Owner**	
(NAME) **1033 Jacksons Valley Rd.**	(NAME)	**086-07-0-054.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(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 WIFE, NANDITA BANDYOPADHYAY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WHITNEY WILSON AND BENJAMIN WILSON, TRUSTEES OF THE WHITNEY WILSON REVOCABLE LIVING TRUST, DATED APRIL 3, 2017 AND WHITNEY WILSON AND BENJAMIN WILSON, TRUSTEES OF THE WHITNEY WILSON REVOCABLE TRUST, DATED APRIL 3, 2017,** 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. 38 on the Plan of Phase 1, Section Two, Jackson's Retreat of record in Plat Book 5200, Page 334 and 335, and revised in Book 5972, page 96 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 wife, Nandita Bandyopadhyay by Warranty deed from Daniel Wayne Boegner and wife, Paula R. Boegner of record in Book 9682, page 808, Register's Office for Davidson County, Tennessee, dated May 25, 1995 and recorded on May 26, 1995.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 334 and 335, amended in Book 5972, page 96, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5741, Page 360, Book 5676, Page 67, Book 5745, Page 283, and Book 5745, Page 294, Register's Office for Davidson County, Tennessee.
- By-Laws of Jackson Retreat Homeowner's Association of record in Book 5745, Page 294, in the Register's Office for Davidson County, Tennessee.
- Charter of Jackson's Retreat Homeowner's Association of record in Book 5745, Page 283, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1033 Jacksons Valley Rd., 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 20 DAY OF JUNE, 2018.

Arup Bandyopadhyay
Arup Bandyopadhyay

Nandita 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 20th of June, 2018.

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary Public
My Commission Expires: _____
(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 20th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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