WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 135903 **DEEDWARR**
09/04/2018 10:33:23 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20180904-0087096

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 31, 2020

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/31/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thomas W. Fedorko and Beverly J. Andrews-Fedorko	Thomas Fedorko	097 16 0A 087.00
(NAME)	(NAME)	
4849 Peninsula Pointe Dr.	4849 Peninsula Pointe Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Arup Bandyopadhyay and Nandita Bandyopadhyay, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas W. Fedorko and Beverly J. Andrews-Fedorko, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 18 on the plan of Phase Three, Section Two of The Peninsula, a Planned Residential Development of record in Book 9700, Page 841as amended in Instrument No. 20011106-0121384, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Arup Bandyopadhyay and Nandita Bandyopadhyay, Husband and Wife by Warranty Deed from Fox Ridge Homes, Inc. dated September 30, 1999 and recorded October 4, 1999, in Book 11688, Page 857, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4849 Peninsula Pointe Dr., Hermitage, TN 37076

File Number: FRN-184962SSO

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 hands this 30th day of August, 2018.

Arup Bandyopadhyay

Nandita Bandyopadhyay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

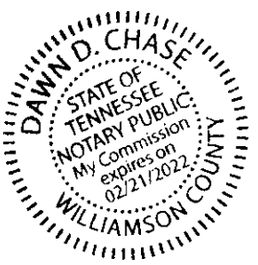
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Arup Bandyopadhyay and Nandita Bandyopadhyay, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2018.

Notary Public

My Commission Expires:

(SEAL)



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