FILE NUMBER
MA1-1883942

# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152763 **DEEDWARR**
10/19/2018 12:43:56 PM 2 pgs
Fees: $13.00 Taxes: $813.63

20181019-0103937

W-P-18-3120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RHONDA HARDISON
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-20-2021

**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) |
|---|---|---|
| **Anirban K. Bhattacharjee and Priyanka Banerjee** | **New Owner** | |
| (NAME) | (NAME) | **104-06-0L-003.00-CO** |
| **3210 Orleans Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | | |
| (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, **WATERCRESS PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANIRBAN K. BHATTACHARJEE AND PRIYANKA BANERJEE,** Husband and wife, 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of the Orleans Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Orleans Condominiums, of record in Book 6437, Page 536, and as amended in Book 6442, Page 49, and in Book 6460, Page 96, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6437, Page 547, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Orleans Condominiums, as set out on Exhibit "A" to the Master Deed of record in Book 6437, Page 536, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Watercress Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from Charles Cressman, III, unmarried of record in Instrument No. 20150708-0066116 Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on July 08, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Orleans Condominiums of record in Book 6437, Page 536, Amendments recorded in Book 6442, Page 49, Book 6460, Page 96, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6437, Page 547, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20040322-0032150, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Homeowners Association of record in Instrument Number 20050207-0014123, 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: **3210 Orleans Drive, Nashville, Tennessee 37212**.

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 12th DAY OF OCTOBER, 2018.

Watercress Partners, LLC, a ~~Tennessee limited~~ liability company

BY: _____
Charlie H. Cressman, III
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared CHARLIE H. CRESSMAN, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of WATERCRESS PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 12th of October, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

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