WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/29/21
(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

O-BR-19-2410-5

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)
Lesly Maritza Zelaya Bonilla	**NEW OWNER**	
(NAME) **2410 Una Antioch Pike. #5**	(NAME)	**149-00-0-395.00**
(ADDRESS) **Antioch, TN 37013**	(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 **LESLY MARITZA ZELAYA, BONILLA,** 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. 5 on the Plan of Final Plat 2410 UNA Antioch Pike of record in Plat at Instrument No. 20190129-0008425, 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 a portion of the same property conveyed to Arup Bandyopadhyay and wife, Nandita Bandyopadhyay by Warranty deed from Guy T. Wright and Shirley C. Wright, Trustees under the revocable Wright Living Trust, dated January 17, 2001 of record in Instrument No. 20050516-0054693 Register's Office for Davidson County, Tennessee, dated May 12, 2005 and recorded on May 16, 2005. (Value or consideration as shown in aforementioned deed $163,500.00.) Being also known as 2410 Una Antioch Pike. #5 Antioch, TN 37013.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20190129-0008425, Register's Office for Davidson County, Tennessee;
- Sanitary sewer easement of record in Book 9731, Page 715, 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: **2410 Una Antioch Pike. #5, Antioch, Tennessee 37013**.

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.

Karen Johnson Davidson County
Batch# 210155 DEEDWARR
03/26/2019 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $162.80
20190326-0027205

Witness my/our hand(s) this the 22nd DAY OF MARCH, 2019.

Arup Bandyopadhyay by his attorney In Fact, Brian Mitchell

Arup Bandyopadhyay, by his attorney in fact, Brian Mitchell

Nandita Bandyopadhyay by her attorney In Fact Brian Mitchell

Nandita Bandyopadhyay, by her attorney in fact, Brian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ARUP BANDYOPADHYAY AND NANDITA BANDYOPADHYAY, and who acknowledged he/she/they executed the same as the free act and deed of the said ARUP BANDYOPADHYAY AND NANDITA BANDYOPADHYAY.

Witness my hand and official seal, this the 22nd of March, 2019.

Stacey Denson Palmer

Notary Public
My Commission Expires: 1/3/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

True Copy Certification

I, Madeleine Constantine, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Madeleine Constantine
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Madeleine Constantine, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie L Ivey
Notary's Signature

My Commission Expires: 01/24/2023

