Karen Johnson Davidson County
Batch# 212892 DEEDWARR
04/02/2019 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $305.25
20190402-0029669

WARRANTY DEED

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF MARCH, 2019.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bartholomew Kline and Gabrielle Kline	New Owner	126 00 0 074.00
(NAME)	(NAME)	
22 Middleton St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 wife, Nandita Bandyopadhyay**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bartholomew Kline and Gabrielle Kline, husbnad 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:

Land in the 23rd Council Manic District of Nashville, Davidson County, Tennessee, being tract III conveyed in deed book 9983, page 863, Register's Office for said county and more particularly described as follows:

Beginning in the west right of way of Old Charlotte Road at a point located northerly 2675 feet, more or less, from the intersection of said Old Charlotte Road and the north right of way of U. S. Highway 70;

Thence leaving said Old Charlotte Road N 86 degrees 39' 11" W, 626.06 feet to an iron pin in the east line of Garlon Crossno described in deed book 5005, page 302, R. O. D. C.;

Thence with said Crossno N 12 degrees 12' 33" E, 149.32 feet to an iron pin;
Thence S 86 degrees 38' 13" E, 639.91 feet to the west right of way of Old Charlotte Road;
Thence with said Old Charlotte Road S 17 degrees 23" 24" W, 149.73 feet to the point of beginning and containing 2.14 acres, more or less, pursuant to survey provided by John Kohl & Company, P. C., dated September 8, 2003.

Being the same property conveyed to Arup Bandyopadhyay and wife, Nandita Bandyopadhyay by Warranty Deed from Joseph Frank Duncan, Jr., Unmarried dated August 11, 2004 and recorded August 12, 2004 as Instrument No. 20040812-0097554, in said Register's Office for Davidson County, Tennessee.

File Number: FRN-1902559SSO

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.

This is unimproved property, known as 9052 Old Charlotte Pike, Pegram, TN 37143

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 28th day of March, 2019.

Arup Bandyopadhyay

Arup Bandyopadhyay

Nandita 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 wife, 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 28th day of March, 2019.

Cheryl M. Rodgers

Notary Public

My Commission Expires: 12-2-2019

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: FRN-1902559SSO

True Copy Certification

I, Penny Y. Ray, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019