G#31877-2

WARRANTY DEED

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00.**

Affiant

Subscribed and sworn to before me this the 29th day of April, 2019.

Notary Public

My commission expires: 3/13/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Siddhartha Mishra and Bijayini Panda	CMG Mortgage, Inc.	**141060C10100CO**
4004 Stonybrook Drive	3160 Crow Canyon Rd.	
Nashville, TN 37221	Suite 400 San Ramon, CA 94583	

Karen Johnson Davidson County
Batch# 226402 DEEDWARR
05/06/2019 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20190506-0042174

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas Lindsay Peters and Joy Eileen Dittberner, Trustees of the Peters-Dittberner Family Trust U/A/D June 17, 2016

AND ANY AMENDMENTS THERETO, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Siddhartha Mishra and Bijayini Panda, 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:

LAND in Davidson County, Tennessee, being Lot No. 96 on the Final Plat of Riverbridge Community, Phase 1B, a Planned Unit Development, of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Joy E. Dittberner, a married woman, and Thomas L. Peters, her husband, by Warranty Deed dated July 26, 2004, from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation, of record in Instrument No. 20040802-0092128, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Thomas Lindsay Peters and Joy Eileen Dittberner, Trustees of the Peters-Dittberner Family Trust dated June 17, 2016, and any amendments thereto, by Quitclaim Deed dated November 18, 2016, from Joy E. Dittberner, a married woman, and Thomas Lindsay Peters, her husband, of record in Instrument No. 20161129-0125071, said Register's Office.

THE SAID THOMAS L. PETERS AND THOMAS LINDSAY PETERS BEING ONE AND THE SAME PERSON.

THE SAID JOY E. DITTBERNER AND JOY EILEEN DITTBERNER BEING ONE AND THE SAME PERSON.

THIS instrument is being executed on behalf of Thomas Lindsay Peters, Trustee and Joy Eileen Dittberner, Trustee of the Peters-Dittberner Family Trust U/A/D June 17, 2016, pursuant to a Power of Attorney and Appointment of Agent for Trustees executed by them on the 16th day of April, 2019, of record in Instrument No. 20190503-0041574, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as shown in Instrument No. 20030709-0094605, said Register's Office;

2) Declaration of Restrictive Covenants for Riverbridge Community, Phase 1B, of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396, and First Supplementary for Phase 1B, of record in Instrument No. 20030806-0111893, Register's Office for Davidson County, Tennessee;

3) By-Laws of Riverbridge Homeowners Association, Inc., of record in Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee;

4) Dedication of common areas to Riverbridge Community Phase 1B, of record in Instrument No. 20030806-0111893, said Register's Office;

5) Matters shown on the boundary plat of record in Instrument No. 20020709-0082561, said Register's Office;

6) Charter of Riverbridge Homeowners Association, Inc., of record in Instrument No. 20030218-0020998, said Register's Office;

7) Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in instrument of record in Book 1298, Page 244, Register's Office for Davidson County, Tennessee;

8) Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District as set forth in instrument of record in Book 7601, Page 415, Register's Office for said County;

9) Easement for flow of the waters of the Harpeth Rivers and the rights of the public therein;

10) Stormwater Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee;

11) Easement for ingress and egress to cemetery retained in the Deed of record in Instrument No. 20020912-0110994, Register's Office for said County; and,

12) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **4004 Stonybrook Drive, Nashville, TN 37221**.

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 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 my/our hand(s) this **29th** day of **April, 2019.**

Thomas Lindsay Peters, TRUSTEE BY Andrew Wood, AS ATTORNEY IN FACT AND AGENT
Thomas Lindsay Peters, Trustee of the Peters-Dittberner Family Trust
U/A/D June 17, 2016 By Andrew Wood, as Attorney-In-Fact and Agent

Joy Eileen Dittberner, TRUSTEE BY Andrew Wood, AS ATTORNEY IN FACT AND AGENT
Joy Eileen Dittberner, Trustee of the Peters-Dittberner Family Trust
U/A/D June 17, 2016 By Andrew Wood, as Attorney-In-Fact and Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact and Agent for **Thomas Lindsay Peters and Joy Eileen Dittberner, Trustees of the Peters-Dittberner Family Trust U/A/D June 17, 2016,** and that he as such Attorney-In-Fact and Agent executed the foregoing instrument on behalf of and as the personal act and deed of the said **Thomas Lindsay Peters and Joy Eileen Dittberner, Trustees of the Peters-Dittberner Family Trust U/A/D June 17, 2016,** for the purpose therein contained, by signing the name of **Thomas Lindsay Peters and Joy Eileen Dittberner, Trustees of the Peters-Dittberner Family Trust U/A/D June 17, 2016,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **April, 2019.**

My Commission Expires: Jan. 3, 2023

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Jamie Ivey, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, 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: 05/23/2022

