THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 238671 DEEDWARR
06/04/2019 01:48:30 PM 4 pgs
Fees: $23.00 Taxes: $2,861.95
20190604-0053275

ADDRESS NEW OWNER
Anupam Paul and Swati Raychowdhury
909 Noelton Avenue
Nashville, TN 37204

SEND TAX BILLS TO
Wells Fargo Bank
6200 Park Ave
Des Moines, IA 50321

MAP/PARCEL
118-09-0-274.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DALLAS DAVIDSON AND NATALIA DAVIDSON, HUSBAND AND WIFE** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **ANUPAM PAUL AND SWATI RAYCHOWDHURY, HUSBAND AND WIFE** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 31st day of May, 2019.

DALLAS DAVIDSON

NATALIA DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **DALLAS DAVIDSON AND NATALIA DAVIDSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 31st day of May, 2019.

Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/7/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$773,500.00.**

Sworn to and subscribed before me this 31st day of May, 2019.

Notary Public

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4.17.23

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled the Plan of Noelton Subdivision, of record in Instrument No. 20140617-0052839, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with a Permanent and Non-Exclusive 15' Right- of-Way Easement over and across Lots 1, 2, 3 and 5, as shown on the above-referenced Plan of Noelton Subdivision, for purposes of ingress to and egress from the Property via Noelton Avenue. The location of said Right-of-Way Easement and the rights and obligations of the various Lot owners with respect thereto were established, with respect to the portion thereof that crosses the said Lots 2 and 3, by reference thereto in the above-referenced Plan of Noelton Subdivision, with respect to the portion thereof that crosses Lot 1, by that certain Easement Agreement, of record as Instrument No. 20160405-0032467 and corrected in Instrument No. 20170321-0027602, said Register's Office, and with respect to the portion thereof that crosses Lot 5, by that certain Easement Agreement, of record as Instrument No. 20161118-0121940, said Register's Office.

Being the same property conveyed to DALLAS DAVIDSON AND NATALIA DAVIDSON, HUSBAND AND WIFE, by deed from ASPEN CONSTRUCTION HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170322-0027899, dated March 17, 2017, said Register's Office.

True Copy Certification

I, Lynn Vaught, 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.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 11.20.22

