WARRANTY DEED

Karen Johnson Davidson County
Batch# 260938 **DEEDWARR**
07/23/2019 11:06:05 AM 2 pgs
Fees: $13.00 Taxes: $296.00

20190723-0072157

O-BR-19-2410-3

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Ben-Mar Homes Inc	**NEW OWNER**	
(NAME)	(NAME)	
3915 Nolensville Road		**14900039300** **14900039400**
(ADDRESS)	(ADDRESS)	
Nashville, 37211		
(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 **BEN-MAR HOMES INC,** 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. 3 & 4 on the Plan of Final Plat, 2410 Una Antioch Pike, as shown by Plat of record in 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 he 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.

This conveyance is subject to:
- Taxes for the year 2019 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: **0 Una Antioch Pk., 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.

Witness my/our hand(s) this the 16th DAY OF JULY, 2019.

Arup Bandyopadhyay

Nandita Bandyopadhyay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARUP BANDYOPADHYAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~18th~~ 16th of July, 2019.

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

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANDITA BANDYOPADHYAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~18th~~ 16th of July, 2019.

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