Karen Johnson Davidson County
Batch# 280869 DEEDWARR
09/05/2019 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $854.33
20190905-0089694

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner (DD)

The actual consideration or value, whichever is greater, for this transfer is $230,900.00

Affiant

Subscribed and sworn to before me, this 5th day of September, 2019.

Notary Public

My commission expires: 11-30-2020

TENNESSEE NOTARY PUBLIC My Commission Exp. 11-30-2020 DEBRA PAUL NOSS COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Upamanyu Sanyal **Barindra Sanyal**	**New Owner**	**131020A06300CO**
379 Monroe St	**379 Monroe St**	
Nashville, TN 37208	**Nashville, TN 37208**	

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

Debra Salandre, married woman

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

Upamanyu Sanyal , a married man and Barindra Sanyal, a married man, as tenants in common with rights of survivorship

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, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. K-2 of the Hobbs House Condominium Apartments of record in Book 4595, Page 74 and amended in Book 5200, Page 54, Register's Office for Davidson County, Tennessee, and by Master Deed of record in Book 5289, page 515, as amended, to which references are hereby made for a more complete description.

Being the same property conveyed to Debra Smilkstein, unmarried, by Warranty Deed from Mary Lee Matthews Manier, Molly Raper (also known as Mary M. Raper) and Katy Schneider (also known as Katherine Schneider), Co-Trustees of the William R. Manier Family Trust, dated June 30, 2014, of record in Instrument No. 20140714-0061722, Register's Office for Davidson County, Tennessee. Oath is made that Debra Smilkstein is now known as and is one and the same person as Debra Salandre. Subject property was never the sole primary residence of said Grantors spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed in Book 5289, page 515, as amended in Book 5292, page 958 and Book 5293, page 612, said Register's Office.

Easements of record in Instrument No. 20130118-0006274 and Instrument No. 20151130-0120250, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2116 Hobbs Road Unit K2, Nashville, TN 37215.

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 in 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.

Debra Salandre _____ Date: 8/29/19
Debra Salandre

_____ Date: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand, at office, this 29TH day of AUGUST, 2019.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 9/6/22

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

