WARRANTY DEED

Karen Johnson Davidson County
Batch# 286389 DEEDWARR
09/16/2019 11:10:52 AM 2 pgs
Fees: $13.00 Taxes: $1,169.20

20190916-0093602

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ajanta Roy	Ajanta Roy	142-14-0-020.00
(NAME)	(NAME)	
610 Bowling Avenue	610 Bowling Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Barbara S. DeBerry, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ajanta Roy, married and Hasina Roy, married, as Tenants in Common with the Right 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, being Lot No. 80 on the Plan of Section I, Harpeth Valley Park, of record in Book 3600, pages 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Beryl Deborah Leeper, unmarried, and Barbara S. Sullivan, unmarried, by Warranty Deed from Reese L. Smith, Jr. and wife, Marcella V. Smith, dated April 24, 1987, of record in Book 7218, page 58, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Barbara S. DeBerry, unmarried, by Quitclaim Deed from Beryl Deborah Leeper, unmarried and Barbara S. Sullivan k/n/a Barbara S. DeBerry, dated September 9, 1997, of record in Book 10612, page 164, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 660 Harpeth Bend Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 3600, pages 93 and 94; Right of Way Easement(s) for Tennessee Valley Authority as shown in Plan of record in Book 3600, pages 93 and 94; Restrictions of record in Book 3857, page 858 and Book 3866, page 656; Easement for gas line of record in Instrument No. 20071023-0125413; Easement for public utilities of record in Instrument No. 20150806-0078348; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 11th day of September, 2019.

Barbara S. DeBerry

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Barbara S. DeBerry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 11th day of September, 2019.

Notary Public
My Commission Expires: _____

File No.: 30223

