WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/23/23
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC EDWARD B. BALDWIN III COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Subhasish Chakraborty and Savitri Chakraborty	New Owner	171 08 0A 111.00
(NAME)	(NAME)	
5557 Cottonport Dr		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 349307 DEEDWARR
01/28/2020 09:07:29 AM 2 pgs
Fees: $13.00 Taxes: $1,616.90
20200128-0009936

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Donald Padfield and Claudia Padfield, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Subhasish Chakraborty and Savitri Chakraborty, 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. 111 on the Plan of Cottonport Plantation, Phase II, of record in Plat Book 6900, page 950, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald Padfield and Claudia Padfield, husband and wife by Warranty Deed from Robert R. Cox and Bonita A. Cox, Co-Trustees of the Cox Family Trust u/a/d May 21, 2003 dated August 3, 2012 and recorded September 4, 2012 as Instrument No. 201209040079895, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5557 Cottonport Dr, Brentwood, TN 37027

File Number: FND-1912387SSO

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 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 our hands this 26 day of Dec, 2019

Donald Padfield

~~Claudia~~ Padfield

STATE OF TENNESSEE

COUNTY OF Williamson

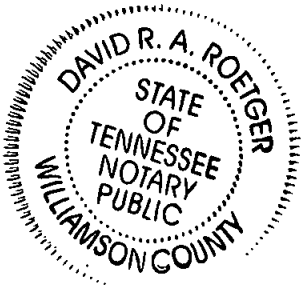
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Donald Padfield and Claudia Padfield, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of December, 2019.

Notary Public

My Commission Expires: 7-17-21

(SEAL)



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