WARRANTY DEED

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 5[illegible]
NASHVILLE, TN 37203

JM-SB-P-20-4402

JESSICA A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 6-8-24

(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)
Conor Loftus Sweetland and Kathleen May Sweetland	**NEW OWNER**	
(NAME)	(NAME)	**103-04-0-059.00**
4402 Wyoming Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **TARIQ THACHIL AND PIYALI BHATTACHARYA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONOR LOFTUS SWEETLAND AND KATHLEEN MAY SWEETLAND, HUSBAND AND WIFE,** 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. 303 of Block 17 on the Plan of Charlotte Park Company's First Addition to West Nashville of record in Plat Book 57, Page 103, 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 the same property conveyed to Tariq Thachil and Piyali Bhattacharya, husband and wife by Warranty deed from Casey S. Correnti and wife, Krista L. Correnti of record in Instrument No. 20170627-0064552 Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on June 27, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 57, Page 103, 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: **4402 Wyoming Avenue, Nashville, Tennessee 37209**.

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.

Karen Johnson Davidson County
Batch# 412424 **DEEDWARR**
06/09/2020 01:50:02 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20200609-0059113

Witness my/our hand(s) this the 5th DAY OF JUNE, 2020.

Tariq Thachil
by Paul Hinman as his Attorney-in-fact

Piyali Bhattacharya
by Paul Hinman as her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TARIQ THACHIL AND PIYALI BHATTACHARYA, and who acknowledged he/she/they executed the same as the free act and deed of the said TARIQ THACHIL AND PIYALI BHATTACHARYA.

Witness my hand and official seal, this the 5th of June, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212