Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 459220 **DEEDWARR**
08/18/2020 11:17:21 AM 2 pgs
Fees: $13.00 Taxes: $1,411.55

20200818-0092701

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $381,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2020.

Notary Public
My commission expires: 01.08.2024

03-2007-38971

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Darpan Nilanjan Mukerji 433 Lazy Creek Lane Nashville TN 37211	Darpan Nilanjan Mukerji 433 Lazy Creek Lane Nashville, TN 37211	161-13-0-B-433.00 CO

BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kenneth T. McClellan and Paula S. McClellan, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Darpan Nilanjan Mukerji and Nilanjan Mukerji**, wife and husband, hereinafter called the Grantees, their successors 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 Unit No. 433, on the Plan of Creekside of Brentwood, as established by and shown on Exhibit "B" of the Master Deed of record in Instrument No. 20040702-0079260; Instrument No. 20050204-0013611; Instrument No. 20050329-0034131; Instrument No. 20050822-0100021; and Instrument No. 20070622-0075126, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth T. McClellan and Paula S. McClellan, husband and wife by deed from Pulte Homes Tennessee Limited Partnership, dated December 10, 2007, recorded December 13, 2007, of record in Instrument No. 20071213-0143345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 433 Lazy Creek Lane, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 14th day of August, 2020.

Kenneth T. McClellan

Paula S. McClellan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kenneth T. McClellan and Paula S. McClellan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of August, 2020.

Notary Public

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03/08/2021