Karen Johnson Davidson County
Batch# 839970 DEEDWARR
04/14/2022 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220414-0043612

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00. Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 2022.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

File #22-DM-5708-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ankit Saxena and Arpana Pratyush Bagchi	Legends Bank	
(NAME)	(NAME)	
3804 Crystal Spring Lane	2120 Wilma Rudolph Blvd	098-05-0A-112.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Clarksville, TN 37040	
(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, **CHARLES A. RECKER AND DIANA L. BIBEAU, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANKIT SAXENA AND ARPANA PRATYUSH BAGCHI, 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. 95 on the Plan of Section Four, Hampton Hall, of record in Plat Book 11700, Page 2, 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 Charles A. Recker and wife, Diana L. Bibeau by Warranty deed from Robert N. Clements and wife, Rebecca Clements of record in Instrument No. 20060515-0056769 Register's Office for Davidson County, Tennessee, dated May 10, 2006 and recorded on May 15, 2006.

This conveyance is subject to:
* Subject to all matters shown on the Plan of record in Plat Book 11700, Page 2, Register's Office for Davidson County, Tennessee.
*Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10278, Page 257, Book 10301, Page 184, Book 10444, Page 460, Book 10640, Page 947, Book 10956, Page 520, Book 11372, Page 852, Book 11573, Page 512, and Instrument No. 20000608-0057413, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Charter of Village of Hampton Hall Homeowners Association, Inc. of record in Book 10290, Page 261, in the Register's Office for Davidson County, Tennessee.

* Right of Way Easements of record in Book 554, Page 72 and Book 5054, Page 85, in the Register's Office for Davidson County, Tennessee.
*Storm Water Detention Agreement of record in Book 10584, Page 114, in the Register's Office for Davidson

County, Tennessee.
* P.U.D. Boundary of record in Book 9700, Page 216, in the Register's Office for Davidson County, Tennessee.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5708 Chestnutwood Trail, Nashville, TN 37076.**

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.

Witness my/our hand(s) this the 7th day of April, 2022.

Charles A. Recker

Diana L. Bibeau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April, 2022, before me personally appeared Charles A. Recker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April, 2022, before me personally appeared Diana L. Bibeau, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 04/08/2022 ____ (date of document).

Affiant Signature

04/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025