BILL GARRETT, Davidson County
Trans:T20120018042 DEEDWARR
Recvd: 03/12/12 13:01 2 pgs
Fees:13.00 Taxes:851.00
20120312-0021288

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 8 day of March, 2012.

Notary Public
My commission expires:

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

02-1201-47701

[redacted]

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Yam Kharel<br>7213 Autumn Crossing Way<br>Brentwood TN 37027 | New owner | 181-10-0A-232.00 CO |

[redacted]

## 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, Richard Henkel, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Yam Kharel and Damber Kharel, husband and wife, 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 Lot No. 705, on the Plan of Phase Seven, Autumn Oaks, of record in Instrument No. 20050725-0086194, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Henkel, by deed from Corinthian Custom Homes, Inc. a Tennessee Corporation, dated March 31, 2006 recorded April 7, 2006 of record in Instrument No. 20060407-0040196, said Register's Office. Linda Henkel, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

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 7213 Autumn Crossing Way, Brentwood, TN 37027

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 15th day of February, 2012.

Richard Henkel

Richard Henkel

Linda Henkel

Linda Henkel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard Henkel and Linda Henkel, 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 Brentwood, TN, this 15th day of February, 2012.

Notary Public
State of Tennessee at Large

**My Commission expires** 9/3/12

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY