BILL GARRETT, Davidson County
Trans: T20130036379 DEEDWARR
Recvd: 05/02/13 09:53 2 pgs
Fees: 13.00 Taxes: 769.60
20130502-0044109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 208,000.00

Affiant

Subscribed and sworn to before me, this 25th day of April, 2013.

Notary Public

My commission expires:

DAVID R.A. ROSTOW
TENNESSEE NOTARY PUBLIC
My Comm. Exp. July 27, 2014
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TOOBA RAEE **ZABIOLLAH HASURI**	**REGIONS BANK**	
1468 TIMBER RIDGE CIRCLE	**2050 PARKWAY OFFICE CIRCLE**	172 04 0 A 108.00
NASHVILLE, TN 37211	**BIRMINGHAM, AL 35244**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

GOPAL BASNET and BHUWAN NEPAL, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ZABILLAH HASOURI and TOOBA RAEE, 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, TN, BEING Lot No. 101, on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 20010920-0101749, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

BEING THE SAME PROPERTY CONVEYED TO GOPAL BASNET AND BHUWAN NEPAL, HUSBAND AND WIFE BY WARRANTY DAVID BUNT, MARRIED DATED 04/06/2012 RECORDED ON 04/10/2012 IN INSTRUMENT NO. 20120410-0030509 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO DAVID BUNT, UNMARRIED BY WARRANTY DEED FROM NVR., INC., T/A RYAN HOMES, A VIRGINIA CORPORATION DATED 06/28/2002 RECORDED ON 07/01/2002 IN INSTRUMENT NO. 20020701-0078917 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1468 TIMBER RIDGE CIRCLE, 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 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 in 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 my/our hand(s) this 25th day of April, 2013.

GOPAL BASNET

BHUWAN NEPAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, GOPAL BASNET and BHUWAN NEPAL, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2013.

Notary Public

My Commission Expires:

DAVID R.A. ROERIG
NOTARY PUBLIC
COUNTY OF WILLIAMSON