BILL GARRETT, Davidson County
Trans:T20130075713 DEEDQC
Recvd: 09/03/13 10:43 2 pgs
Fees:12.00 Taxes:0.00
20130903-0092284

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 22 day of August, 2013

Notary Public

My commission expires 9.21.15

MICHELLE HIGHTOWER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 09-21-2015

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
4711 TROUSDALE DR
SUITE 120
NASHVILLE, TN 37220

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DILLI R. BISTA	**SAME**	**174-1-A/100CO**
1080 SHIRE DRIVE	**SAME**	
CANE RIDGE, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **DILLI R. BISTA AND NAR BISTA, HUSBAND AND WIFE** , " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **DILLI R. BISTA, A MARRIED MAN** herein called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, within the corporate limits of the City of Cane Ridge, described as follows, to-wit:

Being all of Lot No. 23, on the plan of Final Plat, Rivendell Woods, Phase One, Section Two, according to plat and survey appearing of record in Instrument Number 20080829-0088935, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Rivendell, LLC, a Tennessee limited liability company, dated December 18, 2012, appearing of record in Instrument Number 20121221-0117781, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dilli R. Bista and Nar Bista, Husband and Wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated April 16, 2013, appearing of record in Instrument Number 20130416-0037660, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20070607-0068416, as amended in Instrument Number 20080722-0074876; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9487, Page 908, and in Instrument Number 20070522-0061016; Easement to Columbia Gulf Transmission Company of record in Book 4215, page 632; Storm Water Detention Agreement of record in Instrument Number 20031104-0161896, and in Instrument Number 20070430-0050843; Ingress/Egress to Family Cemetery as set out of record in Instrument Number 20040702-0079201; One Hundred Fifty Foot (150') Tennessee Valley Authority Easement as set out of record in Instrument Number 20040702-0079201; and to any and all matters shown on said plat and survey of record in Instrument Number 20080829-0088935; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

This is **improved** property known as **1080 SHIRE DRIVE, CANE RIDGE, TN 37013**

WITNESS my/our hand(s) this 22 day of August, 2013.

DILLI R. BISTA

NAR BISTA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Dilli R. Bista and Nar Bista, the within named Grantor(s), 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 22 day of August, 2013.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015