Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $238,000.00

Affiant

Subscribed and sworn to before me, this 14 day of November, 2013.

Notary Public
My commission expires: 8/23/14

BILL GARRETT, Davidson County
Trans: T20130107051 DEEDWARR
Recvd: 12/26/13 13:52 2 pgs
Fees: 13.00 Taxes: 880.60
20131226-0129977

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

07-1309-85370

Address of New Owner:	Send Tax Bills to:	Tax Information
Kapil Adhikari 2501 Burnt Pine Court Antioch TN 37013	US Bank Home Mtg. 7601 Penn Ave S., Ste. A1 Richfield, MN 55423	173-09-0-B-074.00

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, Carolyn K. Trest, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kapil Adhikari and wife, Rabi Adhikari, 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. 281, on the Plan of Barnes Cove, Section Two, of record in Instrument No. 20040604-0065966, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn K. Trest by Special Warranty Deed from Fifth Third Bank, N.A., dated March 24, 2009, recorded March 25, 2009, of record in Instrument No. 20090325-0027060, 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 2501 Burnt Pine Court, Antioch, TN 37013

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 14 day of November, 2013.

Carolyn K. Trest

Carolyn K. Trest

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carolyn K. Trest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 14 day of November, 2013.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

