RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029457 DEEDWARR
Recvd: 04/30/14 12:13 2 pgs
Fees:13.00 Taxes:610.50
20140430-0036270

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: May 23, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chatra B. Tamang	First Community Mtg.	14801006200
(NAME)	(NAME)	
244 Willow Lane	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(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 considerations, the receipt of which is hereby acknowledged, I, **Latrelle T. Wood, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Chatra B. Tamang and Phul M. Tamang, both unmarried, Tenants in Common**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 180, on the plan of Hillbrook, Section 2, of record in Plat Book 3300, Page 12, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to James M. Wood and wife, Latrelle T. Wood by Warranty Deed dated from Jimmy Mason, Sr. and Jo Ann Mason of record in Book 4856, Page 928, Register's Office for Davidson County, Tennessee. The said James M. Wood died testate on 02/12/2005, leaving Latrelle T. Wood as sole surviving tenant by the entirety.

This conveyance is subject to: 1. All matters as set forth per Plat Book 3300, Page 12; 2. Restrictive Covenants of record in Book 3277, Page 482, as amended of record in Book 3286, Page 375, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 244 Willow Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 ~~25th~~ 29th day of April, 2014.

Latrelle T. Wood

Latrelle T. Wood

State of Tennessee
County of Rutherford

Personally appeared before me Latrelle T. Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~25th~~ 29th day of April, 2014.

Carol M Holmes

Notary Public Carol M. Holmes
My Commission Expires: May 23, 2016

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

