BILL GARRETT, Davidson County
Trans:T20140029508 DEEDWARR
Recvd: 04/30/14 13:42 2 pgs
Fees:13.00 Taxes:676.73

20140430-0036357

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219
TEL: 615/256-1577

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
ROBIN SUBEDI AND NIKITA LAMA 8168 BOONE TRACE NASHVILLE, TN 37221	Franklin American 501 Corporate Centre Dr. Suite 400 Franklin TN 37067	126-15-OB 263.00 CO

STATE OF TN)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $182,900.00.

AFFIANT

SWORN to and subscribed before me this 16 day of April, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-10-17

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 8, 2017

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, **BRANDON G. MCCLARY & ABIGAIL R. MCCLARY,** by these presents do hereby sell and convey unto **ROBIN SUBEDI AND NIKITA LAMA,** their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davison County, Tennessee, described as follows:

Being Lot No. 74 on the plan of Section Four, Lexington Point Subdivision, of record in Instrument Number 20020116-0006343, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brandon G. McClary and Abigail R. McClary, husband and wife, by deed from Amy L. Povia Osburn, dated on January 10, 2010 and recorded January 13, 2010, of record at Instrument No.: 20100113-0002992, Register's Office for Davidson County, Tennessee.

This is improved property known as 8168 Boone Trace, Nashville, TN 37221.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. General or special taxes and assessments for the year 201, a lien not yet due or payable for Map-Par. 126-15-OB 263.00.

2. Covenants, conditions and restrictions of record at Instrument No.: 20001018-0103445, 20010522-0052909, 20020214-0019754 and 20020219-0021061, Register's Office Davidson County, Tennessee.

3. Homeowner's Association Charter of record at Instrument No.: 20001020-0104424, Register's Office Davidson County, Tennessee.

4. Stormwater Detention Agreement at Instrument No.: 20020729-0090372 and 20020729-0090373, Register's Office Davidson County, Tennessee.

5. Subject to all matters as shown on the Plan of record in Instrument Number 20020116-0006343, Register's Office Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 16 day of April, 2014.

BRANDON G. MCCLARY

ABIGAIL R. MCCLARY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRANDON R. MCCLARY, the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of April, 2014.

NOTARY PUBLIC

My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

STATE OF TENNESSEE)
COUNTY OF Williamson.)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ABIGAIL R. MCCLARY, the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of April, 2014.

NOTARY PUBLIC

My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016