BILL GARRETT, Davidson County
Trans:T20140030619 DEEDWARR
Recvd: 05/05/14 09:45 2 pgs
Fees:13.00 Taxes:481.00
20140505-0037828

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 130,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2014.

Notary Public

My commission expires: 03-01-16

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:
PADAM MAINALI	**US BANK NATIONAL ASSOCIATION**	**16202019200**
5017 COLEMONT DRIVE	**3180 RIDER TRAIL SOUTH**	
ANTIOCH, TN 37013	**EARTH CITY, MO 63045**	

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,

BIZAF SADAN, UNMARRIED , AISHA KESTAY AND NUSREDIN KESTAY, WIFE AND HUSBAND

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

PADAM MAINALI, MARRIED MAN

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:

BEING LOT NO. 224 ON THE PLAN OF COLEWOOD ACRES, SECTION III, OF RECORD IN BOOK 4175, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 224 FRONTS 79.4 FEET ON THE NORTHERLY MARGIN OF COLEMONT DRIVE AND EXTENDS BACK 213.3 FEET ON THE WESTERLY LINE AND 187.2 FEET ON THE EASTERLY LINE TO A LINE IN THE REAR MEASURING 76.1 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BIZAF SADAN, AISHA KESTAY AND NUSREDIN KESTAY, BY QUITCLAIM DEED FROM THOMAS I. WILLIAMS AND WIFE, BETTY N. WILLIAMS, DATED 05/12/2008 AND RECORDED ON 07/21/2008 IN INSTRUMENT NUMBER 20080721-0074211, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $0.00.

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 5017 COLEMONT DRIVE, 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 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 28th day of April, 2014.

BIZAF SADAN

Aisha kestay

AISHA KESTAY

NUSREDIN KESTAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BIZAF SADAN and AISHA KESTAY, and NUSREDIN KESTAY, 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 28th day of April, 2014.

Jana Drury

Notary Public

My Commission Expires: 03-01-16