WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2016
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

G-VRES-14-199

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dhan Adhikari and Dilli Adkikari	NEW OWNER	
(NAME)	(NAME)	**162-06-0-306.00**
199 Old Tusculum Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DENNIS J. THOMPSON, MARRIED** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DILLI ADHIKARI AND GANGA ADHIKARI, HUSBAND AND WIFE AND DHAN ADHIKARI, A SINGLE MAN** hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 on the Plan of J. T. Townes Property of record in Plat Book 4300, Page 182, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dennis J. Thompson by Warranty Deed from Cornerstone Investments, Inc. of record in Instrument No. 20130619-0063018 Register's Office for Davidson County, Tennessee, dated June 17, 2013 and recorded on June 19, 2013. Being the same property conveyed to Cornerstone Investments Inc. by Substitute Trustee's Deed from Rubin Lublin TN, PLLC f/k/a Rubin Lublin Suarez Serrano TN, LLC, as Substitute Trustee of record in Instrument No. 20130510-0047676 Register's Office for Davidson County, Tennessee, dated April 19, 2013 and recorded on May 10, 2013.

The said property was investment property for the Grantor and has never been used as the principal marital residence.

This conveyance is subject to:
- County taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 182, and Surveyor's Certificate of record in book 4651, page 679, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4716, Page 891, in the Register's Office for Davidson County, Tennessee,
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **199 Old Tusculum Road, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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.

BILL GARRETT, Davidson County
Trans:T20140036667 DEEDWARR
Recvd: 05/27/14 11:13 2 pgs
Fees:13.00 Taxes:539.83
20140527-0045216

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Witness my/our hand(s) this the 29th DAY OF APRIL, 2014.

Dennis J. Thompson

SHARON K. LOVETINSKY
Commission Number 165050
My Commission Expires
5/16/2016

STATE OF Iowa

COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNIS J. THOMPSON, the within named bargainor, 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 purposes therein contained.

Witness my hand and official seal, this the 23rd of April, 2014.

Notary Public
My Commission Expires: 5/16/2016
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212