BILL GARRETT, Davidson County
Trans:T20140036674 DEEDWARR
Recvd: 05/27/14 11:24 2 pgs
Fees:13.00 Taxes:603.10
20140527-0045221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 163,000.00

Affiant

Subscribed and sworn to before me, this 16th day of May, 2014.

Notary Public

My commission expires: SEP 2 0 2016

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

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:
CHHABI POUDEL **BISHNU POUDEL**	**US BANK NATIONAL ASSOCIATION**	**16202019300**
5013 COLEMONT DR	**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,

NUSREDIN S. KESTAY, A MARRIED MAN

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

CHHABI POUDEL and BISHNU POUDEL

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 225, ON THE PLAN OF COLEWOOD ACRES, SECTION 3, OF RECORD IN PLAT BOOK 4175, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. THEREOF.

BEING THE SAME PROPERTY CONVEYED TO NUSREDIN S. KESTAY, AN UNMARRIED MAN, BY DEED FROM JEFFREY A. POTTS AND WIFE, SHANNON L. POTTS, DATED 10/28/1999 AND RECORDED ON 11/03/1999 IN BOOK 11731, PAGE 268 AND RE-RECORDED IN INSTRUMENT NUMBER 199912290308628, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $106,000.00. NUSREDIN S. KESTAY IS NOW MARRIED TO AISHA A KESTAY. AISHA A. KESTAY HEREBY SIGNS TO CONVEY ANY INTREST SHE MAY HAVE, MARITAL OR OTHERWISE.

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 5013 COLEMONT DR, 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 16th day of May, 2014.

Nusredin S. Kestay
NUSREDIN S. KESTAY

Aisha A. Kestay
AISHA A. KESTAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, NUSREDIN S. KESTAY AND AISHA A. 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 16th day of May, 2014.

Notary Public

My Commission Expires: 1/26/16