File No. 140107

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140044952 DEEDWARR
Recvd: 06/25/14 09:49 2 pgs
Fees:13.00 Taxes:703.00
20140625-0055421

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2018
(AFFIX SEAL)

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

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mangal Tamang	NEW OWNER	173-04-0A-013.00
(NAME)	(NAME)	
112 Brian Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Robin Wheeler and Linda H. Vaughn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mangal Tamang and Padma Tamang, 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. 13 on the plan of Oak Highlands, Phase 1, of record in Book 6900, Pages 432-435, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Robin Wheeler and Linda H. Vaughn, by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated 11/7/13 and recorded 11/20/13 in Instrument No. 20131120-0119579, Register's Office for Davidson County, Tennessee. The said Shapiro & Kirsch, LLP, having been appointed Substitute Trustee by instrument dated 9/18/13 and recorded 9/26/13 in Instrument No. 20130926-0101134, said Register's Office. Being the same property previously conveyed to Terry Fuson and Stephanie Fuson, husband and wife, by Warranty Deed from Freeda Mae St. John, unmarried, dated 11/28/12 and recorded 11/30/12 in Instrument No. 20121130-0109819; and the same property previously conveyed to Freeda Mae St. John, a single woman, by Warranty Deed from Robert W. Wahby and wife, Catherine A. Wahby, dated 9/28/94 and recorded 9/30/94 in Book 9479, Page 433, Register's Office for Davidson County, Tennessee.

Subject to the plan of record in Plat Book 6900, page 432-435; all matters shown on PUD Boundary Plat in Plat Book 6900, Page 431, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7350, page 24, as re-recorded in Book 7367, Page 587 and as amended in Book 8765, Page 77, said Register's Office.

By-Laws of record in book 8765, Page 90, said Register's Office.

HOA Charter in Book 7337, Page 529, as amended in Book 8765, Page 100 and Instrument No. 20070807-0093758, said Register's Office.

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Conveyance of Common Areas in Book 7473, Page 697; Stormwater Detention Agreement in Book 7189, Page 379 and Access Easement of record in Book 1318, Page 518, said Register's Office.

This conveyance is subject to any and all existing easements of record.

unimproved ☐

This is improved ☒ property, known as 112 Brian Circle, Antioch, TN 37013

(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 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 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 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 our hands this.

Robin Wheeler

Linda H. Vaughn

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robin Wheeler and Linda H. Vaughn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2014.

Commission expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

Notary Public

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