Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20140054609 DEEDWARR
Recvd: 07/29/14 09:53 2 pgs
Fees:13.00 Taxes:573.50
20140729-0067142

04-1405-55114

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2014.

Notary Public
My commission expires: SEP 2 0 2016

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Chandra Timsina 708 Candle Creek Way Antioch TN 37013	NEW OWNER	175-06-0-A-094.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kara L. Pound, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chandra Timsina, hereinafter called the Grantees, their successors 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. 148, on the Final Plan of Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision", of record in Instrument No. 20060824-0104545, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kara L. Pound, a single person by deed from Ole South Properties, Inc., a Tennessee corporation, dated December 12, 2008, recorded December 16, 2008, of record in Instrument No. 20081216-0120599, Register's Office for Davidson County, Tennessee.

Marcus Brandon Holt, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

PREPARED OF THIS INSTRUMENT HAS PREFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPETY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 708 Candle Creek Way, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of June, 2014.

Kara L. Pound

Marcus Brandon Holt

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kara L. Pound and Marcus Brandon Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 27th day of June, 2014.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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