Davidson County DEEDWARR
Recvd: 09/18/14 14:17 3 pgs
Fees:18.00 Taxes:444.00
20140918-0085850

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF September, 2014

Notary Public

MY COMMISSION EXPIRES: MAR 0 8 2016

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.
CLOSING AND TITLE COMPANY

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phul Basnet Pahal Basnet	Fifth Third Bank	148-07-0-057.00
(NAME)	(NAME)	
212 Overby Drive	5001 Kingsley Drive, MD:1MOCBQ	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Margie H Keltner, Cheryl J Rice and William R. Livesay** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phul Basnet and Pahal Basnet, wife and husband,** HEREINAFTER CALLED THE GRANTEE(S), 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. 826 on the Plan of Cherokee Hills, Section Eight, as of record in Plat Book 3700, page 154, Register's Office for said County.

Said Lot No. 826 fronts 69.0 feet on the easterly side of Overby Drive and runs back between lines 168.8 feet on the south line and 199.9 feet on the north line to a dead line in the rear, measuring 97.3 feet thereon.

Being the same property conveyed to EDWARD L. KELTNER AND WIFE, MARGIE H. KELTNER, by deed from JOHN B. VAUGHN AND WIFE, EVA N. VAUGHN, by deed of record in Book 4545, page 992, dated October 15, 1971, said Register's Office. Then being further conveyed to MARGIE H. KELTNER, by Quitclaim Deed from EDWARD L. KELTNER AND JAMES C. VANCE, of record in Book 5736, page 179, dated April 21, 1981, said Register's Office. Then being further conveyed to MARGIE H. KELTNER AND CHERYL J. RICE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed from MARGIE H. KELTNER, of record as Instrument No. 20011004-0108183, dated September 28, 2001, said Register's Office. Then being further conveyed to MARGIE H. KELTNER, CHERYL J. RICE AND WILLIAM ROBERT LIVESAY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by Quitclaim Deed from MARGIE H. KELTNER AND CHERYL J. RICE, of record as Instrument No. 20131126-0121292, dated November 21, 2013, said Register's Office

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.

Executed by my hand this 12 Day of September 2014..

Margie H. Keltner

Margie H Keltner

Cheryl J. Rice

Cheryl J Rice

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Margie H Keltner and Cheryl J. Rice** , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained as such Managing Partner.

Witness my hand and Official Seal this 12 Day of September 2014

Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: MAR 0 8 2016

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Executed by my hand this 12 Day of Sept 2014.

William R. Livesay

William R Livesay

STATE of Florida
COUNTY of Clay

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **William R. Livesay**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained as such Managing Partner.

Witness my hand and Official Seal this 12 Day of Sept 2014.

Notary Public

NOTARY PUBLIC STATE OF FLORIDA
TRAVIS ARTHUR GREENWOOD
MY COMMISSION # FF 147629
EXPIRES: August 4, 2018
Bonded Thru Budget Notary Services

My Commission Expires: 8-4-18

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary's Signature

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)