Davidson County DEEDWARR
Recvd: 12/19/14 15:46 2 pgs
Fees:13.00 Taxes:562.40
20141219-0116569

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/12/18 (AFFIX SEAL)

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

R-VRES-14-1212

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)
Durga B. Chhetrikarki and Amrita Chhetrikarki	**Movement Mortgage**	
(NAME) **1212 Anduin Avenue**	(NAME) **841 Seahawk Circle**	**174-01-0A-026.00-CO**
(ADDRESS) **Cane Ridge, TN 37013**	(ADDRESS) **Virginia Beach, VA 23452**	
(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 **JONATHAN A. BAKER AND REBECCA A. BAKER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DURGA B. CHHETRIKARKI AND AMRITA CHHETRIKARKI, HUSBAND AND WIFE,** 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. 39 on the Plan of First Amendment, Rivendell Woods, Phase One - Section One of record in Plat at Instrument No. 20070329-0037618, 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 Jonathan A. Baker and Rebecca A. Baker, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20080107-0001992 Register's Office for Davidson County, Tennessee, dated December 21, 2007 and recorded on January 07, 2008.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat at Instrument No. 20070329-0037618, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070607-0068416 and Instrument No. 20080722-0074876, Register's Office for Davidson County, Tennessee.
- Charter of Rivendell Woods Townhomes Homeowners' Association, Inc. of record in Instrument No. 20081031-0108933, in the Register's Office for Davidson County, Tennessee.
- Easement to Columbia Gulf Transmission Co. of record in Book 3763, Page 4 and Book 4215, page 632, in the Register's Office for Davidson County, Tennessee.
- Lot Purchase Agreement of record in Instrument Number 20060117-0006367, in the Register's Office for Davidson County, Tennessee.
- Easement to Metro of record in Instrument Number 20070522-0061016, and in Book 9487, page 908, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20031104-0161896, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress to Family Cemetery as set out of record in Instrument Number 20040702-0079201, in the Register's Office for Davidson County, Tennessee.
- One Hundred Fifty Foot (150') Tennessee Valley Authority Easement as set out of record in Instrument Number 20040702-0079201, in the Register's Office.
- Stormwater Detention Agreement of record in Instrument Number 20070430-0050843, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1212 Anduin Avenue , Cane Ridge, 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 ali genders.

Witness my/our hand(s) this the 16th DAY OF DECEMBER, 2014.

Jonathan A. Baker by Darrell W. Baker as Attorney in Fact

Jonathan A. Baker by Darrell W. Baker as Attorney in Fact

Rebecca A. Baker by Darrell W. Baker as Attorney in Fact

Rebecca A. Baker by Darrell W. Baker as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darrell W. Baker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JONATHAN A. BAKER AND REBECCA A. BAKER, and who acknowledged he/she/they executed the same as the free act and deed of the said JONATHAN A. BAKER AND REBECCA A. BAKER.

Witness my hand and official seal, this the 16th of December, 2014.

Notary Public
My Commission Expires: August 23, 2016
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017