Davidson County	DEEDWARR
Recvd: 03/13/15 15:31	3 pgs
Fees:18.00 Taxes:425.50	
20150313-0021946	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OFWilliamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATRINA LEWIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-20-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Yog Nepal	Movement Mortgage LLC	162120A03400CO
(NAME)	(NAME)	
1025 Brittany Park Dr	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifteen Thousand And No/100 Dollars ($115,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Raquel Hernandez Cisneros*** and husband Jorge Medrano, Sr., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yog Nepal** and wife, Bhim Thapa, 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:

* (a/k/a Raquel I. Hernandez Cisneros)

Land in Davidson County, Tennessee, being Lot 34, Phase 1B, 1st Revision, Brittany Park, as shown on plat of record in Plat Book 9700, Page 610, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lawrence E. McKenna, Jr. and wife, Svetlana Kovalkova McKenna, by Warranty Deed from Carlton Enterprises, Inc., dated December 21, 1998, recorded December 27, 1998, in Book 11265, Page 306, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretary of Housing and Urban Development, by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated May 8, 2013, recorded July 2, 2013, in Instrument No. 20130702-0068576, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raquel I. Hernandez Cisneros, by Special Warranty Deed from Secretary of Housing and Urban Development, dated October 15, 2013, recorded October 17, 2013, in Instrument No. 20131017-0108679, Register's Office for Davidson County, Tennessee.

File Number: NAT-150602

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1025 Brittany Park Dr, Antioch, TN 37013

Jorge Medrano, Sr, spouse of Raquel Hernandez Cisneros, joins in the execution of this instrument for the purpose of transferring and conveying all right, title and interest, which he may have in said property by virtue of his marriage or otherwise.

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, has 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 11th day of March, 2015.

Raquel Hernandez Cisneros
By Jorge Medrano Jr Attorney in fact.
Raquel Hernandez Cisneros
By: Jorge Medrano, Jr., as Attorney in Fact

Jorge Medrano Sr.
by Jorge Medrano Jr. Attorney in fact.
Jorge Medrano, Sr.
By: Jorge Medrano, Jr., as Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Jorge Medrano, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Raquel Hernandez Cisneros and Jorge Medrano, Sr., as Attorney-in-Fact, and acknowledged that s/he executed the same as the free act and deed of Raquel Hernandez Cisneros and Jorge Medrano, Sr.,(the principal), for the purposes therein contained.

Witness my hand and seal this 11th day of March, 2015.

My Commission Expires: 7-24-17

NOTARY PUBLIC

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-150602

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 correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, 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.



Shelly M. Smith

Shelly M. Smith