Davidson County DEEDWARR
Recvd: 03/26/15 13:34 3 pgs
Fees:18.00 Taxes:551.30
20150326-0026138

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of March, 2015, by and between Kisik Park, Married, party of the first part, and Chuna Adhikari and ~~Deeka~~ Deuka Adhikari, Husband and Wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being all of Lot No. 18, on the plan of Final Plat, Rivendell Woods, Phase I, Section II, according to plat and survey appearing of record in Instrument Number 20080829-0088935, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of location and description of said lot.

Being all or part of the same property conveyed to Kisik Park by virtue of that certain CASH Deed dated December 8, 2014, at Instrument No. 20141209-0112466 in the amount of $123,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Secretary of Housing and Urban Development by virtue of Special Warranty Deed dated July 22, 2014 at Instrument No. 20140930-0089821 in the amount of $149,585.33 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to SunTrust Mortgage, Inc. by virtue of Trustee's Deed dated July 2, 2014, at Instrument No. 20140708-0059852 in the amount of $149,585.33 in the said Register's Office.

Being the same property previously conveyed to Timothy E. Shaffer, II by virtue of Quit Claim Deed dated February 4, 2010 at Instrument No. 20100219-0012698 in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to Timothy E. Shaffer, II and Lauren Paige Madden by virtue of Warranty Deed dated December 4, 2009 at Instrument No. 20091210-0112938 in the amount of $154,990.00 in the said Register's Office.

Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I/we do further covenant and bind myself, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kisik Park

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kisik Park and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of March, 2015.

Ashlee D. Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address: Chuna Adhikari and Decka Adhikari

1100 Shire Drive
Antioch, TN 37013

Tax Parcel No 174010A09500CO

Property Address: 1100 Shire Drive
Antioch, TN 37013

MAIL TAX BILLS TO: ~~Owner at Property Address~~ Same
U.S. Bank NA
P.O. Box 20005
Owensboro, KY 423040005

Firm File #: 20150223

STATE OF Tennessee
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $149,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of March, 2015.

Notary Public

My Commission Expires:

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

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
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith