Davidson County DEEDWARR Recvd: 04/10/15 11:18 2 pgs Fees:13.00 Taxes:573.50 **20150410-0031625**

WARRANTY DEED	15-03-008 State of Tennessee) County of ~~Davidson~~ Williamson) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH day of April, 2015 Notary Public My Commission Expires: 5/20/17 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203		
ADDRESS FOR NEW OWNER(S) AS FOLLOWS: **TANKA DULAL AND PRAMITA BHATTARAI** (NAME) 521 Bell Trace Drive (ADDRESS) Antioch, TN 37013 (CITY) (STATE) (ZIP)	SEND TAX BILLS TO: U.S. Bank. NA (NAME) PO Box 20005 (ADDRESS) Owensboro, KY 42304-0005 (CITY) (STATE) (ZIP)	MAP-PARCEL-NUMBERS 162-16-0E 065.00CO

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **WOUBIT ATNAFE, A SINGLE WOMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TANKA DULAL AND PRAMITA BHATTARAI, HUSBAND AND WIFE**, 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. 65 on the Plan of Bell Crest, Section Two, a Planned Unit Development, as of record in Book 9700, Page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to WOUBIT ATNAFE, A SINGLE PERSON, by Deed from MCR DEVELOPMENT CORP., A TNENESSEE CORPORATION, of record in Book 10377, Page 695, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Bell Crest, of record in Book 9408, Page 320, as supplemented in Book 9613, Page 20, and in Book 9892, Page 927, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **521 Bell Trace Drive, Antioch, TN, 37013.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 7th day of April, 2015.

Woubit Atnafe
WOUBIT ATNAFE

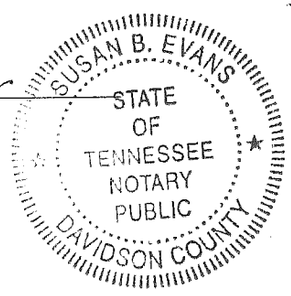
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WOUBIT ATNAFE, A SINGLE WOMAN**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of April, 2015.

My Commission Expires: 3/8/16

Susan B. Evans
Notary Public



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

