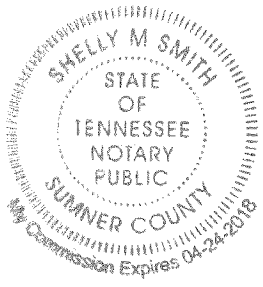
Davidson County	DEEDWARR
Recvd: 04/13/15 12:15	2 pgs
Fees:13.00 Taxes:543.90	

20150413-0032286

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of April, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Goma Poudel and Pita R. Guragai, husband and wife	Movement Mortgage, LLC	162 02 0 074.00
(NAME)	(NAME)	
4008 Keeley Drive	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 Forty-Seven Thousand And No/100 Dollars ($147,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gloria G. Gantzer**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Goma Poudel and Pita R. Guragai, husband and wife**, 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:
*Unmarried

Land in Davidson County, Tennessee, being Lot No. 114, on the Plan of Colewood Acres, Section 2, of record in Book 3700, page 135, Register's Office for said County.

Said Lot No. 114 fronts 78.0 feet on the northeasterly margin of Keeley Drive and extends back 159.9 feet on the southeasterly line and 139.8 feet on the northwesterly line to a dead line in the rear, measuring 86.31 feet thereon.

Being the same property conveyed to Robert L. Gantzer, Jr. and wife Gloria G. Gantzer by Deed from John O. Hill and wife Constance S. Hill dated April 30, 1986 and recorded May 02, 1986 in Book 6846, Page 903 in the said Register's Office for Davidson County, Tennessee. The said Robert L. Gantzer, Jr., having since died on January 20, 2007, leaving property to Gloria G. Gantzer as sole tenant by its entirety.

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.

File Number: MTJ-151458

unimproved ☐

This is improved ☒ property, known as 4008 Keeley Drive, Antioch, TN 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 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 10th day of April, 2015.

Gloria G. Gantzer
by Beverlee Williams
her attorney in fact

Gloria G. Gantzer by Beverlee Williams,
her Attorney in Fact

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Beverlee Williams, 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 Gloria G. Gantzer, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Gloria G. Gantzer, for the purposes therein contained.

Witness my hand and official seal, this the 10th of April, 2015.

Notary Public

My Commission Expires:
10.5.2015

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

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