Davidson County DEEDWARR
Recvd: 06/10/15 15:13 3 pgs
Fees:18.00 Taxes:699.30

20150610-0054983

WARRANTY DEED

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-20-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tilak Rai	Movement Mortgage, LLC	174010A14600CO
(NAME)	(NAME)	
1237 Anduin Avenue	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Virginia Beach VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Dhan Bhujel and Hari Bhujel, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kishor Rai and Alta Rai, husband and wife, and Tilak Rai, a single man, 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:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of final Plat Rivendell Woods Subdivision Phase 2, Sec. 2, an RS10 Cluster Lot Subdivision of record in Plat Book , Page , 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 Dhan Bhujel and Hari Bhujel, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee corporation of record in Instrument No. 20140211-0012017 Register's Office for Davidson County, Tennessee, dated February 07, 2014 and recorded on February 11, 2014, and also being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation by Quitclaim deed from Rivendell, LLC, a Tennessee limited liability company of record in Instrument No. 20130905-0093700 Register's Office for Davidson County, Tennessee, dated September 04, 2013 and recorded on September 05, 2013, and also being a portion of the same property conveyed to Rivendell, LLC, by Quitclaim deed from Ole South Properties, Inc., of record in Instrument No. 20060717-0085867 Register's Office for Davidson County, Tennessee, dated July 14, 2006 and recorded on July 17, 2006.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1237 Anduin Avenue, Cane Ridge, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 8th day of June, 2015.

DB

Dhan Bhujel

Hari

Hari Bhujel

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 8th day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dhan Bhujel and Hari Bhujel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

1-22-19

Notary Public,

KIMBERLY HOLLINGSHEAD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).