BILL GARRETT, Davidson County
Trans:T20150049626 DEEDWARR
Recvd: 06/22/15 12:53 2 pgs
Fees:13.00 Taxes:1013.80
20150622-0059454

RECORD AND RETURN TO;
TENNESSEE NATIONS TITLE AGENCY, INC.
404 BNA DR, STE. 307
NASHVILLE, TN 37217
15NT00283
WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY, INC., 404 BNA DR, STE 307, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:
Surech Kumar Sah
7349 Sugarloaf Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS
181010B18300 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mitra Chamlagai, married and Ram Chamlagai, married, tenants in common with expressed rights of survivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Suresh Kumar Sah**

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. 119 ON THE PLAN OF SECTION THREE, ADDITION TO SUGAR VALLEY, A RS10 CLUSTER LOT SUBDIVISION, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20050629-0074915, 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 MITRA CHAMLAGAI, UNMARRIED AND RAM CHAMLAGAI, UNMARRIED, TENANTS IN COMMON WITH EXPRESSED RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM LIFESTYLE HOME BUILDERS, INC. AS RECORDED 6-7-13 AS INSTRUMENT NO.20130607-0057913.

BEING THE SAME PROPERTY CONVEYED TO LIFESTYLE HOME BUILDERS, INC. BY WARRANTY DEED FROM HURLEY-Y, A TENNESSEE GP AS RECORDED 1-16-13 AS INSTRUMENT NO.20130116-0005219.

Subject to all matters shown on plat of record as Instrument No. 20050629-0074915, in the Register's Office for DAVIDSON County, Tennessee.

This is improved property commonly known as **7349 SUGARLOAF DR., NASHVILLE, TN 37211**.

Ganga Upreti, spouse of Mitra Chamlagai, joins in the execution of this instrument for the purpose of conveying her marital interest to said property.

Punyawati Kharel, spouse of Ram Chamlagai, joins in the execution of this instrument for the purpose of conveying her marital interest to said property.

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/my hand(s) this 16th day of June, 2015.

Mitra Chamlagai

Ganga Upreti

Ram Chamlagai

Punyawati Kharel

STATE OF Tn
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitra Chamlagai and Ram Chamlagai, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of June, 2015.

Commission Expires: 11-3-15

Notary Public

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tn
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ganga Upreti and Punyawati Kharel the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of June, 2015.

Commission Expires: 11-3-15

Notary Public

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY