#9664

WARRANTY DEED

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,600.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hatam Zirar Karim and Majida Rejab		174 01 0A 097.00
(NAME)	U.S. Bank NA (NAME)	
1092 Shire Dr	Central Processing	
(ADDRESS)	7601 Penn Ave. S. Ste. A1 (ADDRESS)	
Antioch, TN 37013	Richfield MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty Thousand And No/100 Dollars ($180,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Leela Sapkota and Krishna Koirala**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hatam Zirar Karim and wife, Majida Rejab,** 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:

Being all of Lot No. 20, on the plan of Final Plat, Rivendell Woods, Phase One, Section Two, according to plat and survey appearing of record in Instrument Number 200808290088935, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Leela Sapkota and Krishna Koirala, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated April 5, 2013 and recorded April 16, 2013 as Instrument No. 20130416-0037663, in said Register's Office for Davidson County, Tennessee.

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: NAT-152754

BILL GARRETT, Davidson County
Trans:T20150057367 DEEDWARR
Recvd: 07/15/15 10:32 2 pgs
Fees:13.00 Taxes:646.02
20150715-0068923

unimproved ☐

This is improved ☒ property, known as 1092 Shire Dr, 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 8th day of July, 2015.

Leela Sapkota

Krishna Koirala

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Leela Sapkota and Krishna Koirala, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-152754