Davidson County	DEEDWARR
Recvd: 08/03/15 13:17	3 pgs
Fees:18.00 Taxes:592.00	
20150803-0076447	

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Rebecca Knepp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2015.

Notary Public
MY COMMISSION EXPIRES:_____
File No. G15-2258D

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bhim Kumar Ghorsai and Bishnu Chhetri, husband and wife (NAME)	U.S. Bank, NA. (NAME)	162-3-8
5024 Olivia Drive (STREET ADDRESS)	PO Box 20005 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Owensboro, KY 42304-0005 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mark Edward Thomas and Hazel B. Vickers,** * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bhim Kumar Ghorsai and Bishnu Chhetri, 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:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of COLEWOOD ACRES, SECTION ONE, as shown by plat of record in Plat Book 3700, Page 59, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Hazel B. Vickers and Mark Edward Thomas, as joint tenants with right of survivorship, from Hazel B. Vickers by Trustee's Quit Claim Deed of record in Instrument No. 20080307-0023122, said Register's Office.

FURTHER BEING the same property conveyed to Mark Edward Thomas and Hazel B. Vickers, as to a life estate from Hazel B. Vickers, by Quit Claim Deed dated May 17, 2012, as Instrument No. 20120521-0043608, in the Register's Office for Davidson County, Tennessee.

*Both unmarried

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 4003, page 11, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3700, page 59, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Hazel B. Vickers is signed by her duly appointed Attorney-in-fact, Mark Edward Thomas, pursuant to the Power of Attorney recorded in Instrument No. 20150803-0076446, said Register's Office.

This is improved property, known as 5024 Olivia 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, 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. Whenever 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 my/our hand(s) this 29th day of July, 2015.

Mark Edward Thomas — July 29, 2015 Date

HAZEL B. VICKERS

By: Mark Edward Thomas, Attorney-In-Fact POA — July 29, 2015 Date

---

STATE OF Tennessee

COUNTY OF Davidson }

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Mark Edward Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of July, 2015.

My Commission Expires: 8/2/2018

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mark Edward Thomas, Attorney-In-Fact for Hazel B. Vickers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of July, 2015.

My Commission Expires: 8/2/2018

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I Anita L. Leach, 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.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

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

Shelly M Smith