Davidson County DEEDWARR
Recvd: 08/07/15 11:31 2 pgs
Fees:13.00 Taxes:573.50
20150807-0078904

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027
File # 151253TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Ghana Shyam Bhattarai **166 Brenda Lane** **Antioch, TN 37013**	U.S. Bank. NA POBox 20005 Owensboro, KY 42304-0005	**16202022600**

WARRANTY DEED

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, **Justin L. Standifer and Souvanna Standifer** , hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Ghana Shyam Bhattarai and Menuka Devi Bhattarai, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 240 on the plat of Colewood Acres, Section 4 of record in Book 4175, Page 144, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Justin L. Standifer and wife, Souvanna Standifer by Warranty Deed from Jason Standifer and Michelle Fox recorded on December 2, 2008 in Instrument No. 20081202-0116987, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Granteesfor payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described 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 **Justin L. Standifer and Souvanna Standifer** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Justin L. Standifer and Souvanna Standifer** further covenant and bind their 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.

This is property is known as: **166 Brenda Lane, Antioch, TN 37013**.

Executed on this 5th day of August 2015

Justin L. Standifer

Souvanna Standifer

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **Justin L. Standifer and Souvanna Standifer** executed the within instrument for the purposes therein contained.

Witness my hand this 5th day of August, 2015.

Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

My Commission Expires: 1-8-17

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 5th day of August, 2015.

Notary Public

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

My Commission Expires:

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

Shelly M Smith