Davidson County	DEEDWARR
Recvd: 08/31/15 08:04	2 pgs
Fees:13.00 Taxes:584.60	
20150831-0087656	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of August, 2015.,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

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

NAT-153398

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ram P. Chamlagai	U.S. Bank. N.A.	148 14 0 067.00
(NAME)	(NAME)	
147 Anton Dr	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Eight Thousand And No/100 Dollars ($158,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William H. Sneed**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ram P. Chamlagai** and Punyawati Kharel, 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:

Being Lot No. 114 on the Plan of Blanchard Heights, Section II, of record in Book 3106, page 109, Register's Office for said County, as follows:

Said Lot No. 114 fronts 101.01 feet on the southerly side of Anton Drive and runs back 234.59 feet on the westerly line and 259.89 feet on the easterly line to a broken line measuring 123.34 feet thereon.

Being the same property conveyed to William H. Sneed and wife, Rachel L. Sneed by Warranty Deed from Howard G. Greenfield and wife, Brenda B. Greenfield dated April 03, 1998 and April 13, 1998 in Book 10882, Page 694, in said Register's Office for Davidson County, Tennessee.

Rachel L. Sneed is deceased as of May 20, 2015.

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.

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unimproved ☐
This is improved ☒ property, known as 147 Anton Dr, Nashville, TN 37211

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 26th day of August, 2015.

William H. Sneed

STATE OF TENNESSEE

COUNTY OF Wililamson,

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.William H. Sneed, 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 26th of August, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

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

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 04-22-2018

Shelly M Smith

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