WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/15 14:03 2 pgs
Fees:13.00 Taxes:629.00
20150915-0093612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2019

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).
Khadi M. Acharya and Prati M. Acharya	Movement Mortgage, LLC	162 05 0 101.00
(NAME)	(NAME)	
295 Ocala Dr.	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mark S. Hamilton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Khadi M. Acharya and Prati M. Acharya, wife and husband,** 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: XMARP.ED

Being Lot No. 196, Section 1 on the plan of Hickory Valley Subdivision, of record in Book 4175, Page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel D. Clay, married by Deed from William J. Blaylock and wife, Peggy Jean Blaylock dated May 28, 1992 and recorded June 2, 1992 in Book 8639, Page 861, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mark S. Hamilton by Warranty Deed from Daniel D. Clay and Mary J. Clay dated May 22, 2015 and recorded May 26, 2015 as Instrument No. 20150526-0048319, in said Register's Office for Davidson County, Tennessee.

This is not the primary residence of Mark S. Hamilton or his Spouse.

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-153854

unimproved ☐

This is improved ☒ property, known as 295 Ocala 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 11th day of September 2015

Mark S. Hamilton

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Mark S. Hamiltonthe 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 11th of September, 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 04-20-2018

Shelly M Smith

File Number: NAT-153854