Davidson County DEEDWARR
Recvd: 10/05/15 15:26 3 pgs
Fees:18.00 Taxes:832.50
20151005-0101331

Prepared by:

Ally Title, LLC
310 Billingsly Court
Franklin, TN 37067
15-00474

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 2 day of October, 2015.

Notary Public
My commission expires: 12-17-18

Address of New Owner:	Send Tax Bills to:	Tax Information
Rudra Dahal Dika Dahal 4909 Millerwood Dr. Nashville, TN 37211	Rudra Dahal Dika Dahal 4909 Millerwood Dr. Nashville, TN 37211	147-15-0-107-00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EARL ALLEN RUSSELL, Unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **RUDRA DAHAL AND DIKA DAHAL, Husband and Wife**, hereinafter called the Grantees, their successors 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. 33 on the Plan of Whispering Hills, Section 5 of record in Plat Book 3300, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Earl Allen Russell, An Unmarried Man by warranty deed from Daniel W. Carmody and wife, Robyn Carmody of record in Instrument No. 20040903-0106724 Register's Office for Davidson County, Tennessee, dated 08/30/2004 and recorded on 09/03/2004.

Improved property being also known as 4909 Millerwood Drive Nashville, TN 372115334.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 21 day of October, 2015.

EARL ALLEN RUSSELL

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Earl Allen Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 21 day of October, 2015.

Notary Public

My Commission expires: 1-8-2019

AMANDA JOLIFF
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 1-8-2019

True Copy Certification

I, Anne-Marie English, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

A English
Signature

State of TN

County of Williamson

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/26/2016
Notary' Seal (if on paper)

