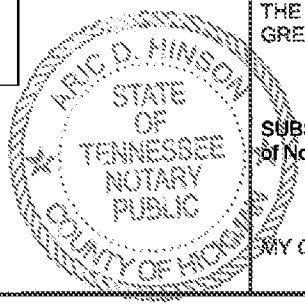
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/15 13:54 3 pgs
Fees:18.00 Taxes:789.95
20151119-0117540



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 6/29/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Punya Prasad Nepal Indira Nepal	Punya Prasad Nepal	163020B09100CO
(NAME)	(NAME)	
725 Frodo Lane	725 Frodo Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Berkley Hall, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Punya Prasad Nepal and wife, and Indira Nepal,** 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. 41 Phase Two, Berkley Hall, Phase 5, Section One of Hickory Highlands, P.U.D., of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being a portion of the property conveyed to Berkley Hall, LLC, a Tennessee Limited Liability Company, by deed from R. Dale Floyd, Trustee, of record in Instrument No. 20081103-0109170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 725 Frodo Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hands this 18th day of November, 2015.

Berkley Hall, LLC, a Tennessee
Limited Liability Company

By:_____
Terry DeSelms, President

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 Terry DeSelms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President off Berkley Hall, LLC and as such President, he is authorized by Berkley Hall, LLC to execute this instrument on its behalf.

Witness my hand and seal this 18 day of November, 2015.

_____
Notary Public at Large

My commission expires:_____

File No.: 9497

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Aric Hinson, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Stephanie McPeake [Name of Notary], a notary public for this county and state, Aric Hinson [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: January 11, 2017

{Notary' Seal}

