Davidson County	DEEDWARR
Recvd: 12/14/15 13:38	3 pgs
Fees:18.00 Taxes:906.50	
20151214-0125439	

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Subscribed and sworn to before me, this 11th day of December 2015.

Notary Public
My commission expires: 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Anu Mothey	NEW OWNER	173100A055.00
3112 Barnes Bend Dr		
Antioch TN 37013-0000		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Justin Fratt and wife Hannah Fratt hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Anu Mothey and Obed Mothey, husband and wife, and Maina Chhetri, a single woman, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 31, on the Plan of Section One, of Phase 2, Barnes Bend Estates, of record in Instrument No. 20060914-0114185, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to Hannah Fratt and husband Justin Fratt by deed dated June 14, 2007 from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20070618-0072503, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Section One of Phase 2, Barnes Bend Estates, of record in Instrument No. 20060914-0114185, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20050524-0058309 and in any allied instruments(s) referred to in said restrictions. 4) Easement for ingress/egress of record in Book 5385, page 986 8) Easement for Right-of-Way of record in Book 5215, page 482 5) Easement for Sewer Line of record in Book 6515, page 495 6) Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20020201-0014185, Instrument No.

20010918-0100850 and Instrument No. 20040413-0041473 7) Storm Water Detention Agreements of record in Instrument No. 20020408-0042673, Instrument No. 20020722-0087469, Instrument No. 20050524-0058216 and Instrument No. 20140903-0080512

This property is improved property known as 3112 Barnes Bend Dr., Antioch, Tennessee 37013-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 11 day of December, 2015.

Justin Fratt

Hannah Fratt

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 Justin Fratt and Hannah Fratt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of December, 2015.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09157

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 04-24-2018

Shelly M Smith