ADDRESS NEW OWNER:
Bishnu Magar
Thakur Magar
152 Claybrook Lane
Antioch, TN 37013

SEND TAX BILL TO:
New owners

Davidson County DEEDWARR
Recvd: 12/14/15 13:42 2 pgs
Fees:13.00 Taxes:795.50
20151214-0125446

MAP & PARCEL NOS.:
173-15-A 14.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Philip Albritton, a married man** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Bishnu Magar and Thakur Magar, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the Final Plat of Mill Run Subdivison Phase 2, (Cluster Lot Development), as of record in Instrument No. 200110009-0109754, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Philip Albritton, a married man, by Quitclaim Deed recorded on June 23 2008, in Instrument No. 20080623-0064148, said Register's Office.

This is property with a common address of **152 Claybrook Lane, Antioch, TN 37013.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.
(2) All matters appearing on the Plan of record in Instrument No. 20011009-0109754, Register's Office for Davidson County, Tennessee.
(3) Declaration of Covenants, Conditions, and Restricitons of record in Book 11675, Page 472; Instrument No. 20000215-0015152; 20020701-0079016; and 20021121-0144876, all in said Register's Office.
(4) By-Laws in Book 11675, Page 497, said Register's Office (as an Exhibit A to said Declaration above).
(5) Transmission Line Easement in Book 3933, Page 359, said Register's Office.
(6) Sewer Easement in Book 10448, Page 188, said Register's Office.
(7) Landscape Easement in Instrument No. 20010405-0033587, said Register's Office.
(8) Stormwater Detention Agreement in Instrument No. 20010405-0033586, said Register's Office.
(9) Easement for Conservation Greenway in Instrument No. 20011024-0116286, said Register's Office.
(10) Quitclaim Deed for Homeowners Association for open space of record in Instrument No. 20011219-0139981, said Register's Office.
(11) Charter for Homeowners Association in Instruemnt No. 19991207-0300674, said Register's Office.
(12) Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances in Instrument No. 20111117-0089838, said Register's Office.

TR BM

Sarah F. Albritton, spouse of Philip Albritton, hereby joins in this conveyance to convey any and all rights s/he may have in said property including but not limited to any marital rights therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, tc warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 11th day o December, 2015.

Philip Albritton

Sarah F. Albritton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County ar State, the within named **Philip Albritton and wife, Sarah F. Albritton** , with whom I am personall acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **11th** day of **December 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1512-283

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $215,000.00.

Affiant

Subscribed and sworn 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

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

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Commission Expires
4-24-2018