Davidson County DEEDWARR
Recvd: 12/21/15 11:38 2 pgs
Fees:13.00 Taxes:665.63
20151221-0127941

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Krisna Chhetri Karki & Sumitra Chhetri Karki
5592 Hickory Park Drive
Antioch, TN 37013-4489

SEND TAX BILL TO:
New Owner

MAP/PARCEL 174-01-0A-018.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Tori B. Mehmood,** has this day bargained and sold, and does hereby transfer and convey unto **Krisna Chhetri Karki and Sumitra Chhetri Karki, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. One Hundred One (101) on the First Amendment Rivendell Woods, Phase I, Section I, according to plat and survey of record in Instrument No. 20070329-0037618, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Tori B. Mehmood by Quitclaim deed from Tariq Mehmood of record in Instrument No. 20110801-0058507 Register's Office for Davidson County, Tennessee, dated July 25, 2011 and recorded on August 01, 2011.

This is improved property known as: **5592 Hickory Park Drive, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument Number 20070329-0037618, and restrictions in Instrument No. 20070607-0068416, as amended in Instrument No.

20080722-0074876, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18th day of December, 2015.

Tori B. Mehmood by Holly McMillan as attorney of fact

Tori B. Mehmood by Holly McMillan, Her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Holly McMillan as attorney-in-fact for Tori B. Mehmood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said Tori B. Mehmood, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Tori B. Mehmood and recorded simultaneously herewith in Book ____, Page ____, of the Register's Office of Davidson County, Tennessee.

20151221-0127940

WITNESS my hand and official seals at office this 18th day of December, 2015.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-09-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $179,900.00

AFFIANT

Subscribed and sworn to before me this the 18th day of December, 2015.

NOTARY PUBLIC

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

My Commission Expires:

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

Commission Expires 4-24-2018