Davidson County	DEEDWARR
Recvd: 01/05/16 11:01	3 pgs
Fees:18.00 Taxes:586.08	
20160105-0000784	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Dhan Thapa	Movement Mortgage, LLC	148 14 0 115.00
(NAME)	(NAME)	
108 Colemont Court	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Eight Thousand Four Hundred And No/100 Dollars ($158,400.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael F. Burke, Sole Heir at Law of Charles F. Burke**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dhan Thapa and Karna Thapa, Husband and Wife, and Naina Dahal, a married woman, as joint tenants with right of survivorship**, 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. 219 on the Plan of Section III, Colewood Acres, as of record in Book 4175, Page 45, Register's Office for said County.

Said Lot No. 219 fronts 71 feet on the easterly side of Colemont Court, and extends back between lines, 250 feet to a dead line in the rear on which it measures 93.6 feet.

Being the same property conveyed to Charles F. Burke, Jr. and wife, Carolyn Y. Burke by Warranty Deed from Edward F. Gaddis and wife, Correatha S. Gaddis, dated September 23, 1971 and recorded December 22, 1971 in Book 4563, Page 304, in said Register's Office for Davidson County, Tennessee. The said Carolyn Burke having died on December 12, 2006 leaving the property vested to Charles F. Burke Jr.. The said Charles F. Burke Jr. having died on August 22, 2014 leaving Michael Forrest Burke as the sole heir, Probate Case No. 14-P- 1667 Davidson County Tennessee, and Affidavit of Heirship recorded simultaneously herewith.

File Number: NAT-154771

MB

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 108 Colemont Court, Antioch, TN 37013

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, has 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 our hands this 29th day of December 2015.

Michael F. Burke, Sole Heir at Law of Charles F. Burke

BY: _____

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Michael F. Burke, Sole Heir at Law of Charles F. Burkethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2015.

_____
Notary Public

My Commission Expires:

(SEAL)

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

File Number: NAT-154771

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