THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
E16-0031
161164

Davidson County DEEDWARR Recvd: 04/07/16 10:44 2 pgs Fees:13.00 Taxes:1091.50 **20160407-0033373**

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Asil Formoly Rahima Formoly ,	US Bank Home Mtg. 7601 Penn Ave S. ste A1 Richfield, MN. 55423	181-10-0A-232.00CO

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2016.

Notary Public
My Commission Expires: _____
(Affix Seal)

HEATHER F. S. FLEMING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Yam Kharel and Damber Kharel, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Asil Formoly and Rahima Formoly, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 705, on the Plan of Phase Seven, Autumn Oaks Subdivision, of record in Instrument No. 20050725-0086194, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yam Kharel and Damber Kharel, husband and wife by Warranty Deed from Richard Henkel, married, recorded on the 12th day of March, 2012 in Instrument No. 20120312-0021288, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **7213 Autumn Crossing Way, Brentwood, TN 37027**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of **April, 2016.**

GRANTOR(S)

Yam Kharel

Damber Kharel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Yam Kharel and Damber Kharel** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 5th day of **April, 2016.**

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/23/2016

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

Shelly M Smith

Commission Expires
4-24-2018