WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160034978 DEEDWARR
Recvd: 04/28/16 09:42 2 pgs
Fees:13.00 Taxes:821.40
20160428-0041373

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$222,000.00.**

Affiant

Subscribed and sworn to before me this 22nd day of April, 2016

Notary Public
My Commission expires: March 20, 2018
(Affix Seal)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires March 20, 2018

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Marshall B. Claunch	SAME	126150B26300CO
8168 Boone Trace		
Nashville, TN 37221		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robin Subedi and Nikita Lama**, husband and wife, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Marshall B. Claunch**, unmarried, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 74 on the plan of Section four, Lexington Point Subdivision, of record in Instrument Number 20020116-0006343, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robin Subedi and Nikita Lama from Brandon G. McClary & Abigail R. McClary by General Warranty Deed on April 16, 2014, of record in Instrument Number 20140430-0036357, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $1,609.83 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 126150B26300CO, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Instrument Number 20020116-0006343, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20001018-0103445; 20010522-0052909; 20020219-0021061 and 20150220-0014706, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record at Instrument Number 20001020-0104424, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement at Instrument Number 20020729-0090372, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8168 Boone Trace, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 .

Robin Subedi

Nikita Lama

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robin Subedi and Nikita Lama** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.