Davidson County DEEDWARR
Recvd: 04/28/16 13:39 5 pgs
Fees:28.00 Taxes:736.30
20160428-0041592

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1138
160739

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ramesh Nepal Krishna Nepal 713 Honey Grove Court Antioch, TN 37013	U.S. Bank, N.A. 3180 Rider Trail S. Earth City, MO	162-16-0D-093.00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$199,000.00**

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2016.

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 01-06-2020
(Affix Seal)

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, **Anita Maultsby as Personal Representative of the Estate of Roy R. Maultsby, Jr., and William Andrew Maultsby, Christopher Lee Maultsby, Jay Michael Maultsby and Peggy Maultsby Butler as devisees under the Last Will and Testament of Roy R. Maultsby, Jr., deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ramesh Nepal and Krishna Nepal, husband and wife,** 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 71, SECTION 3, HONEY BROOK, as shown on plat of record in Plat Book 7900, Pages 379 and 380, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Teresa E. Strickland, unmarried to Roy R. Maultsby, Jr. and wife, Allene C. Maultsby, as recorded on the 27th day of February, 1997 in Deed Book 10362, Page 204, Register's Office for Davidson County, Tennessee. The said Allene C. Maultsby died on September 10, 2014 leaving Roy R. Maultsby, Jr., as surviving tenant by the entirety. The said Roy R. Maultsby, Jr., died testate on October 22, 2015 and pursuant to the Last Will and Testament the said William Andrew Maultsby, Peggy Maultsby Butler, Christopher Lee Maultsby and Jay Michael Maultsby were named the Devisees. Pursuant to the Order Admitting Will to Probate, to Open Estate, and to issue Letters of Testamentary, the said Anita Maultsby was appointed as Personal Representative and by Order the property was authorized to be sold, all being filed in Docket No. 16-P-30, Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

This is improved property located at: **713 Honey Grove Court, Antioch, TN 37013**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (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.

WITNESS our hands on the 27th day of **April, 2016**.

THE ESTATE OF ROY R. MAULTSBY, JR.

By: Anita Maultsby
Anita Maultsby, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Anita Maultsby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Personal Representative** of **the Estate of Roy R. Maultsby, Jr.,** the within named bargainor, and that she as such **Personal Representative**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the estate by herself as **Personal Representative**.

Witness my hand and Official Seal this the 27th day of **April, 2016**.

L.M. Corriveau
Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

William Andrew Maultsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **William Andrew Maultsby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he foregoing instrument for the purposes therein contained..

Witness my hand and Official Seal this the 26 day of **April, 2016**.

Notary Public
My Commission Expires: 1-20-20

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD CO., TN

Peggy Maultsby Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Peggy Maultsby Butler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she foregoing instrument for the purposes therein contained..

Witness my hand and Official Seal this the _____ day of **April, 2016**.

Notary Public
My Commission Expires:

Christopher Lee Maultsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Christopher Lee Maultsby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he foregoing instrument for the purposes therein contained..

Witness my hand and Official Seal this the 26 day of **April, 2016**.

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO.

Notary Public
My Commission Expires: 1-20-20

Jay Michael Maultsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jay Michael Maultsby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he foregoing instrument for the purposes therein contained..

Witness my hand and Official Seal this the 26 day of **April, 2016**.

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO.

Notary Public
My Commission Expires: 1-20-20

Peggy Maultsby Butler

STATE OF ~~TENNESSEE~~ Florida DT
COUNTY OF ~~DAVIDSON~~ Escambia DT

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Peggy Maultsby Butler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she foregoing instrument for the purposes therein contained..

Witness my hand and Official Seal this the ~~27th~~ 26th DT day of **April, 2016**.

DAVID JERAULD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF903147
Expires 8/15/2019

Notary Public
My Commission Expires: 8/15/2019

Christopher Lee Maultsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Christopher Lee Maultsby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he foregoing instrument for the purposes therein contained..

Witness my hand and Official Seal this the **27th** day of **April, 2016**.

Notary Public
My Commission Expires:

Jay Michael Maultsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jay Michael Maultsby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he foregoing instrument for the purposes therein contained..

Witness my hand and Official Seal this the **27th** day of **April, 2016**.

Notary Public
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