Davidson County DEEDWARR
Recvd: 07/19/16 15:19 3 pgs
Fees:18.00 Taxes:691.90
20160719-0074380

164175

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 161219TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Purni Pradhan	Movement Mortgage	
4809 Wales Ct	841 Seahawk Circle	147-08-0-070.00
Nashville, TN 37211	Virginia Beach, VA 23452	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Curtis Arnett, a married man, who erroneously took title as Daniel Curtis Arnette, joined by his spouse Laura Arnett**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Purni Pradhan, a married woman and Puspa Pradhan, a married woman, as Joint Tenants With Rights Of Survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 6, SECTION 1, CATHEY HEIGHTS, as shown on plat of record in Plat Book 2854, Page 45, 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 to Daniel Curtis Arnette, an unmarried man, from Gevzel R. Abdullah and Piroz E. Omer, husband and wife, by Warranty Deed dated 03/26/2012, filed for record on 03/27/2012 in Instrument No. 20120327-0025948, Register's Office for Davidson County, Tennessee.

** **Daniel Curtis Arnett and Daniel Curtis Arnette referenced in this instrument are one and the same.**

****Laura Arnett, spouse of Daniel Curtis Arnett, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in said property.**

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Daniel Curtis Arnett and Laura Arnett** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Daniel Curtis Arnett and Laura Arnett** further covenant and bind their 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.

This is property is known as: **4809 Wales Ct, Nashville, TN 37211**.

Executed on this 15th day of July, 2016.

Daniel Curtis Arnett

Laura Arnett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Daniel Curtis Arnett and Laura Arnett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of July, 2016.

Notary Public

My Commission Expires: 1-8-19

TISHA C. BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $187,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 15th day of July, 2016.

Notary Public

My Commission Expires: 01-06-2020

JORDAN T MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 04-24-2016

Shelly M Smith