Davidson County	DEEDWARR
Recvd: 08/02/16 09:08	2 pgs
Fees:13.00 Taxes:869.50	
20160802-0079436	

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTIY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219
164184

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Bijoy Pradhan and Bikash Pradhan 4804 Lexington Drive Nashville, TN 37211	Movement Mortgage LLC 841 Seahawk Circle Virginia Beach, VA 23452	134-13-0 058.00

STATE OF TENNESSEE)
COUNTY OF DAIDSON)

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

AFFIANT

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

SWORN to and subscribed before me on this 28th day of July, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-24-18

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantors, **AMROLLAH SHARIFI and NAIM SHARIFI,** by these presents do hereby sell and convey unto Grantees, **BIKASH PRADHAN, an unmarried man, and BIJOY PRADHAN, a married man,** their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being Lot 146, as shown on the plan of in Kenilworth Estates, Section One, of record in Book 2900, page 105 and 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. The legal description has been changed in accordance with a Scrivener's Affidavit recorded on March 24, 2010 at Instrument Number 20100324-0021966. Being the same property conveyed to Amrollah Sharifi and Naim Sharifi by deed of record at Instrument no. 20160317-0025413, Registers Office of Davidson County, Tennessee.
>
> This is improved property commonly known as 4804 Lexington Drive, Nashville, TN 37211. The Sellers have never occupied or used this property as a Marital residence.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever. Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows: All matters n the Plan of record at Book 2900 Page 105 and 106, and Restrictive Covenants of record at Book 3103, Page 610, Registers Office of Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 28th day of July, 2016.

AMROLLAH SHARIFI

NAIM SHARIFI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared **AMROLLAH SHARIFI** and **NAIM SHARIFI** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 28th day of July, 2016, at Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 23, 2016

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

Commission Expires 4-24-2018