Davidson County DEEDWARR
Recvd: 09/12/16 14:37 3 pgs
Fees:18.00 Taxes:925.00
20160912-0095761

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater is $250,000.00.

Affiant

Subscribed and sworn before me this the 7th day of September, 2016.

Notary Public
My commission expires: 3-14-17

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kamali Gurung 3741 Springwater Drive Nashville, TN 37221	~~US Bank~~ New Owner	141-06-0C-081.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KYLE B. ALI AND DANIELLE ALI, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KAMALI GURUNG AND KRISHNA GURUNG, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Riverbridge Community, Phase 1B, a Planned Unit Development of record in Plat at Instrument No. 20030709-0094605, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shane William Bridge and Anna Colleen Bridges, husband and wife by Warranty deed from Terri R. Stevens and James R. Stevens, wife and husband of record in Instrument No. 20041104-0133273 Register's Office for Davidson County, Tennessee, dated October 28, 2004 and recorded on N/A. (Value of consideration shown in aforementioned deed $N/A.).Being the same property conveyed to Kyle B. Ali and Danielle Ali, husband and wife by Warranty deed from Shane William Bridge and Anna Colleen Bridges, husband and wife of record in Instrument No. 20140730-0067985 Register's Office for Davidson County, Tennessee, dated July 24, 2014 and recorded on July 30, 2014.

(Value of consideration shown in aforementioned deed $203,500.00.)

Being also known as 3741 Springwater Drive Nashville, Tennessee 37221.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3741 Springwater Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this the 7th day of September, 2016.

Kyle B. Ali

Danielle Ali

STATE OF TX
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kyle B. Ali, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of September, 2016.

My commission expires: 6-30-20

ANDRE PIERRE HALL
Notary Public, State of Texas
Comm. Expires 06-30-2020
Notary ID 130719999

Notary Public

STATE OF TX
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Danielle Ali, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of September, 2016.

My commission expires: 6-30-20

ANDRE PIERRE HALL
Notary Public, State of Texas
Comm. Expires 06-30-2020
Notary ID 130719999

Notary Public

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019
Notary' Seal (if on paper)

