Davidson County DEEDWARR
Recvd: 09/13/16 10:35 2 pgs
Fees:13.00 Taxes:765.90
20160913-0096090

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of SEPTEMBER, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Damber Nepal	Movement Mortgage, LLC	162 16 0D 075.00
(NAME)	(NAME)	
4736 Crystal Brook Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seven Thousand And No/100 Dollars ($207,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Aldrea Vertison, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Damber Nepal, unmarried**, 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 No. 84 on the Plan of Section Three, Honey Brook subdivision, a Residential Planned Unit Development of record in Plat Book 7900, Pages 379 and 380, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aldrea Vertison by Warranty Deed from Kevin T. Hubbard and Catina M. Hubbard, unmarried persons dated February 2, 2001 and recorded February 28, 2001 as Instrument No. 200102280018374, in said Register's Office for Davidson County, Tennessee.

Gary Wilson joins in this instrument to convey any and all marital interest he has in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 4736 Crystal Brook Drive, Antioch, TN 37013

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, has 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. 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 12th day of Sept., 2016

Aldrea Vertison

Gary Wilson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Aldrea Vertison and Gary Wilson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of September, 2016.

Notary Public

My Commission Expires: 12.6.16

(SEAL)

NAUZIE KARAMI
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
RUTHERFORD COUNTY

Shelly M Smith

Commission Expires 4-24-2018

File Number: NAT-165100FC