Davidson County DEEDWARR
Recvd: 11/14/16 15:35 2 pgs
Fees:13.00 Taxes:784.40
20161114-0119980

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 $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of November 2016

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 4-24-18

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).
Bikash Chhetri and Ganga Subedi	Movement Mortgage, LLC	150 16 0A 100.00
(NAME)	(NAME)	
3013 Beachmist Way	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twelve Thousand And No/100 Dollars ($212,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tiffany Kay Head**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bikash Chhetri and Ganga Subedi, 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: ~~Unnamed~~

Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat of Windhaven Shores, Section Three of record in Instrument No. 20041214-0148382, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tiffany Kay Head, unmarried by Warranty Deed from H & B Builders, LLC dated May 31, 2007 and recorded June 05, 2007 as Instrument No. 20070605-0067215, in said Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 3013 Beachmist Way, Antioch, TN 37013

File Number: NAT-166520BSO

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 9 day of NOV, 2016

Tiffany Kay Head

STATE OF ~~TENNESSEE~~ Maryland

COUNTY OF St. Marys

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Tiffany Kay Head, 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 9th of November, 2016.

LaToya T. Weaver
Notary Public

My Commission Expires: 11/20/2019

(SEAL)

LaToya T. Weaver
NOTARY PUBLIC
St. Mary's County, Maryland
My Commission Expires 11 20 19

File Number: NAT-166520BSO

True Copy Certification

I Maxwell Coyle, 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.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY