Davidson County DEEDWARR Recvd: 11/22/16 09:28 3 pgs Fees:18.00 Taxes:654.90 **20161122-0123085**

WARRANTY DEED



B-RF-16-1100-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

166803

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Binod Bhujel and Phul Subedi	New Owners	
(NAME)	(NAME)	**174-01-0A-021.00-CO**
1100 Silvermoon Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4596		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TROY RUSSELL AND HUSBAND, MARTY RUSSELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BINOD BHUJEL AND PHUL KUMARI SUBEDI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. One Hundred Seventeen (117) on the Plan of First Amendment of Rivendell Woods, Phase One -Section One of record in Plat at Instrument No. 20070329-0037618, 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 Troy Russell, unmarried by Cash Deed for Tennessee deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D. C. of record in Instrument No. 20131118-0118578 Register's Office for Davidson County, Tennessee, dated November 15, 2013 and recorded on November 18, 2013.

Grantors spouse joins in on the conveyance Grantor's spouse joins in the execution of this Deed to convey any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat at Instrument No. 20070329-0037618.
- All matters shown on the Plan of record as Instrument Number 20061207-0151493 and Instrument No. 20070130-0012386.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070607-0068416, as amended in Instrument No. 20080722-0074876; Instrument No. 20100831-0068917 and Instrument No. 20150310-0020240.
- HOA Charter of record in Instrument Number 20081031-0108933.
- Right of Way Agreement to Columbia Gulf Transmission Company of record in Book 4215, Page 632.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, Page 908.
- TVA Easement set out in Deed of record in Instrument Number 20040702-0079201.
- Stormwater Detention Agreement(s) of record in Instrument Number 20031104-0161896 and Instrument No. 20070430-0050843.
- Easement for Ingress/Egress to Family Cemetery as set out in Deed of record in Instrument Number 20040702-0079201.
- Agreement for Dedication Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument Number 20070522-0061016.
- Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20100517-0037513.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1100 Silvermoon Drive , Antioch, Tennessee 37013-4596**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; 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 GRANTEE(S), 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 my/our hand(s) this the 18 DAY OF NOVEMBER, 2016.

T Russell

Troy Russell

Marty Russell by T Russell
attorney-in-fact

Marty Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TROY RUSSELL ~~AND MARTY RUSSELL,~~ the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~10~~ 18th of November, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Troy Russell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARTY RUSSELL, and who acknowledged he/she/they executed the same as the free act and deed of the said MARTY RUSSELL.

Witness my hand and official seal, this the 10th of November, 2016.

Notary Public

My Commission Expires: 3-6-18

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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
WILLIAMSON COUNTY