Davidson County	DEEDWARR
Recvd: 11/22/16 11:22	2 pgs
Fees:13.00 Taxes:610.50	
20161122-0123263	

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

WARRANTY DEED

NAT-166559

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Yaman P. Kharel and Diya Damber Kharel 3941 E. Ridge Drive Nashville, TN 37211	New Home Owner	148-14-0-011.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **STEVIE W. HOOTEN AND WIFE, CHERYL D. HOOTEN**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **YAMAN P. KHAREL AND DIYA DAMBER KHAREL, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Section 11 Locustwood, as of record in Book 2331, page 147, Register's Office for Davidson County, Tennessee.

Said lot fronts 79 feet on the west side of East Ridge Drive, and runs back 245 feet on the south line and 243.4 feet on the north line, to a dead line in the rear on which it measures 79 feet.

Being the same property conveyed to Stevie W. Hooten and wife, Cheryl D. Hooten, by Warranty Deed from Winston L. Pulley and wife, Helen M. Pulley of record in Book 7555, page 871, Register's Office for Davidson County, Tennessee, recorded on May 27, 1988.

This is improved property known as **3941 E. Ridge Drive, Nashville, Tennessee 37211 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **18th** day of **November**, **2016**:

Stevie W. Hooten
Stevie W. Hooten

Cheryl D. Hooten
Cheryl D. Hooten

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEVIE W. HOOTEN AND CHERYL D. HOOTEN**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of November, 2016.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $165,000.00.

Affiant

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

Notary Public

My Commission Expires: 4/24/2019

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
April 24, 2019

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 NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY