Davidson County DEEDWARR
Recvd: 01/24/17 15:29 3 pgs
Fees:18.00 Taxes:706.70
20170124-0007806

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1612618

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $191,000.00.

Affiant

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 16th day of January, 2017.

Notary Public
My Commission Expires: 3/24/17

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Ram Rai and Binod Rai and Sanchi Rai	U.S. Bank Home Mtg	162-03-0-062.00
309 Jenny Murff Drive	7601 Penn Ave S, Ste A1	
Antioch, TN 37013	Richfield, MN 55423	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Douglas Adams and Tonya Adams, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ram Rai and Sanchi Rai, husband and wife, Binod Rai, a single man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot Number 188 on the Plan of Antioch Park, Section 3, as of record in Book 4460, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Douglas Adams and wife, Tonya Adams by Deed from HSBC Mortgage Services, Inc., dated July 16, 2008, of record in Instrument No. 20080729-0077417, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X__improved ___unimproved property known as 309 Jenny Murrf 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 23rd day of January, 2017.

Douglas Adams

Tonya Adams

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Douglas Adams and Tonya Adams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 23rd day of January, 2017.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 10/24/17

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

