Davidson County DEEDWARR
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Fees:13.00 Taxes:492.84
20170322-0027857

Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

NA1 170229

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Richard L. Green and Patricia J. Green, husband and wife, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Chandra L. Adhikari and Jashoda Niroula, husband and wife, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Brittany Park, Phase II, as of record in Plat Book 9700, Page 796, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard L. Green and wife, Patricia J. Green by deed dated September 14, 2007 and recorded in Instrument No. 20070918-0111591, Register's Office of Davidson County, Tennessee.

Map & Parcel 16212OA08600CO

Property Address: 1137 Brittany Park Lane Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the

20 day of March, 2017.

Richard L. Green

Patricia J. Green

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, Richard L. Green and Patricia J. Green, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 20 day of March, 2017.

Notary Public

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires MARCH 21, 2018

My commission expires:
03/21/2018

STATE OF TENNESSEE
COUNTY OF _____

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ~~$140,000.00~~ 133,2000

Affiant

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Subscribed and sworn to before me, this 20th day of March, 2017.

My commission expires:
9/22/2020

Notary Public

NEW PROPERTY OWNER:
Chandra L. Adhikari & Jashoda Niroula
1137 Brittany Park Ln.
Antioch, TN 37013

PERSON RESPONSIBLE FOR TAXES:
New Owner

True Copy Certification

I Shelly M Smith, 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.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

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

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY