Davidson County DEEDWARR
Recvd: 06/23/17 09:13 2 pgs
Fees:13.00 Taxes:832.50
20170623-0063205

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Subscribed and sworn to before me, this the 21st day of June, 2017.

Notary Public
My Commission Expires: 9/22/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bhim Bhadur Chhetri Ran Maya Chhetri 416 Jessie Drive Nashville, TN 37211	Equity Prime Mortgage, LLC 5 Concourse Parkway Queen Building, Suite 2250 Atlanta, GA 30328	133-12-287.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Hakim Y. Younis, a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bhim Bhadur Chhetri and Ran Maya Chhetri, 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:

Land in Davidson County, Tennessee, being Lot No. 144, on the Plan of Addition to Greenwood Hills, Section One, of record in Book 4955, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Hakim Y. Younis by Quitclaim Deed from Hameed G. Younis, dated January 23, 2004, recorded January 29, 2004, of record in Instrument No. 20040129-0011218, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Hakim Y. Younis and Hameed G. Younis by Warranty Deed from Nicole J. Brookshire, dated August 16, 2002, recorded August 20, 2002, of record in Instrument No. 20020820-0100754, said Register's Office.

Jian Yasin joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: 416 Jessie Drive, Nashville, TN 37211

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2017.

X _____
Hakim Y Younis

X _____
Jian Yasin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Hakim Y Younis and Jian Yasin**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of June, 2017.

_____
Notary Public
My Commission expires: _____

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

_____
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-16-2019

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020