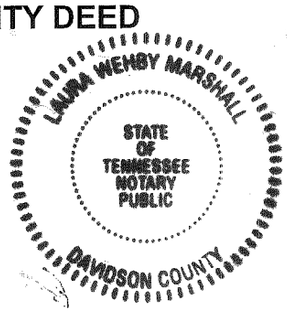
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00/

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 1/6/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Bhim Basnet and Ambika Basnet	Equity Prime Mortgage	162-2A-58
(NAME)	5 Concourse Pkwy (NAME)	
705 Hill Bennett Circle	Queen Bldg. Suite 2450	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Atlanta GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172076

Davidson County DEEDWARR
Recvd: 08/11/17 14:37 2 pgs
Fees:13.00 Taxes:765.90
20170811-0082666

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Andrew B. Caldwell and Katie L. Caldwell, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Bhim Basnet, a married man, and Ambika Basnet, a single woman**, 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. 58 on the Final Plat of Section Two, Spencer Hill, Cluster Lot Subdivision, as of record in Instrument No. 20071115-0134114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Andrew B. Caldwell and Katie L. Caldwell, husband and wife by deed from Ole South Properties, Inc., a Tennessee corporation, dated October 26, 2011, of record in Instrument No. 20111102-0085174, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Storm Water Detention Agreement of record in Instrument No. 20060821-0102706, said Register's Office; (b) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument No. 20071115-0134114, Register's Office for said County; and (c) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Spencer Hill and the By-Laws appended thereto, of record in Instrument No. 20070530-0064097, amended in Instrument No. 20101213-0099002, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 705 Hill Bennett Circle, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8th day of August, 2017

Andrew B. Caldwell

Katie Caldwell

Katie L. Caldwell

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Andrew B. Caldwell and Katie L. Caldwell, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th of August, 2017.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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.

Penny Y. Ray
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: 5/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/06/2019