39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170075304 DEEDWARR
Recvd: 08/29/17 12:39 2 pgs
Fees:13.00 Taxes:1165.50
20170829-0088696

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kawa Faraj and Eiman Faraj	Pinnacle Bank	173 09 0B 074.00
(NAME)	(NAME)	
2501 Burnt Pine Ct.	150 3rd Ave South, Suite 900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifteen Thousand And No/100 Dollars ($315,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kapil Adhikari and wife, Rabi Adhikari**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kawa O. Faraj, unmarried and Eiman O. Faraj, unmarried, joint tenants with right if survivorship**, 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. 281, on the Plan of Barnes Cove, Section Two, of record in Instrument No. 20040604-0065966, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kapil Adhikari and wife, Rabi Adhikari by Warranty Deed from Carolyn J. Trest, an unmarried woman dated November 14, 2013 and recorded December 26, 2013 as Instrument No. 20131226-0129977, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2501 Burnt Pine Ct., Antioch, TN 37013

File Number: NAT-175728SSO

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, has 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. 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 28 day of August, 2017

Kapil Adhikari

Rabi Adhikari

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kapil Adhikari and Rabi Adhikari, the 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 and official seal, this the 28th of August, 2017.

Notary Public

My Commission Expires: 7.17.21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-175728SSO