Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-RA-17-1605

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $335,000.00.

Affiant

Subscribed and sworn before me this the 24th day of August, 2017.

Notary Public
My commission expires:

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-18-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dikshya Prasai 1605 Sarahs Cv Hermitage, TN 37076	new owner	098-13-0C 086.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTOPHER D. SMITH AND M. KATHALEEN SMITH, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold and do hereby transfer and convey to SHAIL NEUPANE AND DIKSHYA PRASAI, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Revision to Lots 76 & 78 of Meadows of Seven Points Phase 3, First Revision & Phase 4, Section 1, of record in Instrument No. 20041008-0121972, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christopher D. Smith and M. Kathaleen Smith, husband and wife, by deed from Timothy Wade Bingham, an unmarried man, dated 06/29/2016, of record in Instrument No. 20160707-0039349, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1605 Sarahs Cove, Hermitage, TN 37076.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

BILL GARRETT, Davidson County
Trans:T20170075660 DEEDWARR
Recvd: 08/30/17 10:25 2 pgs
Fees:13.00 Taxes:1239.50
20170830-0089128

Witness my hand this the 24th day of August, 2017.

Christopher D. Smith

M. Kathaleen Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher D. Smith and M. Kathaleen Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY