Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-RA-17-1656

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 5514 **DEEDWARR**
09/28/2017 09:36:07 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20170928-0099236

ADDRESS NEW OWNER:
Atullya Dangol & Rakesh Pai
1656 Stonewater Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Atullya Dangol
79 Molly Bright Lane
Franklin, TN 37064

MAP/PARCEL 097-02-0A-146.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kyle Mountsier and Amanda Mountsier, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Atullya Dangol, married, and Rakesh Pai, married, as tenants in common, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument Nos. 20110510-0035925 and 20120705-0059091,Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kyle Mountsier and wife, Amanda Mountsier by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 21st day of February, 2012 in Instrument No. 20120221-0014887, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **1656 Stonewater Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

Possession to be given 22 day of September, 2017.

WITNESS MY HAND on this the 22 day of September, 2017

Kyle Mountsier

Amanda Mountsier

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kyle Mountsier and Amanda Mountsier,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22 day of September, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me this the 22 day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY