WARRANTY DEED

Bill Garrett Davidson County
Batch# 9005 DEEDWARR
10/05/2017 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20171005-0102517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of October, 2017,

Notary Public

MY COMMISSION EXPIRES: 7.17.21
(AFFIX SEAL)

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hikmat Ali	Movement Mortgage, LLC	174 11 0A 534.00
(NAME)	(NAME)	
2016 Leefield Dr.	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ten Thousand And No/100 Dollars ($210,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Chhabi Sarki, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hikmat Ali, a married man**, 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:

Being all of Lot No. 113, on the plan of First Amendment, Cane Ridge Farms, Phase Three, Section One, according to plat and survey appearing of record in Instrument Number 20070703-0079200, of the Register's Office of Davidson County, Tennessee, to which plat references hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Chhabi Sarki and Phul M. Sarki, Husband and Wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated December 18, 2013 and recorded December 26, 2013 as Instrument No. 201312260129708, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Chhabi Sarki, a married man by Quit Claim Deed from Chhabi Sarki and Phul M. Sarki, Husband and Wife dated February 20, 2016 and recorded March 1, 2016 as Instrument No. 201603010019545, in said Register's Office for Davidson County, Tennessee.

Phul M. Sarki joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest.

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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 2016 Leefield Dr., Antioch, TN 37013

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 4 day of October, 2017

Chhabi Sarki

Phul

Phul M. Sarki

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Chhabi Sarki and Phul M. Sarki, 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 4th of October, 2017.

Notary Public

My Commission Expires: 7-17-21

(SEAL)



File Number: NAT-176332FC

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