This instrument prepared by:
Fidelity Residential Solutions
7161 Bishop Road, Suite 250
Plano, TX 75024
793558 2017-05661
Terry Chandler

Bill Garrett Davidson County
Batch# 30684 DEEDWARR
11/28/2017 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20171128-0121359

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	
Ashok Chhetri and Sabita Chhetri	New Owner	Map & Parcel 161-10-0B-204-CO
5253 Village Way		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Beth Wengrow and John McGrew, wife and husband,** have this day bargained and sold, and do hereby transfer and convey unto the said **Ashok Chhetri and Sabita Chhetri, husband and wife,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Final Plat of Villages of Brentwood Phase Eleven of record in Book 9700, page 949, Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Beth Wengrow, unmarried by Warranty Deed from Eric M Hill and spouse, Kelli C Hill, dated June 20, 2008, recorded June 23, 2008, in Instrument 20080623-0064162, in the Register's Office for Davidson County, Tennessee.

APN/Parcel ID: 161-10-0B-204.00CO

Being property known as 5253 Village Way, Nashville, TN 37211.

STATE OF
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 280,000.00

Affiant

Subscribed and sworn to before me this the 20 day of November, 2017.

Notary Public

My commission expires: 7/8/19 (Affix Seal)

HALE WILSON
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ), known as 5253 Village Way, Nashville, TN 37211
improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 19 day of November, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x _____
Beth Wengrow

x _____
John McGrew

STATE OF
COUNTY OF

Personally appeared before me, Adrian L Gilleran, a Notary Public in and for said County and State, Beth Wengrow, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Beth executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2017.

✓ _____
Notary Public
My Commission Expires: ✓ 11.15.2018

(This area for official notarial seal)

ADRIAN L GILLERAN
Commission Expires
NOTARY PUBLIC
11-15-2018
STATE OF WASHINGTON

Page 3 Warranty Deed Acknowledgment

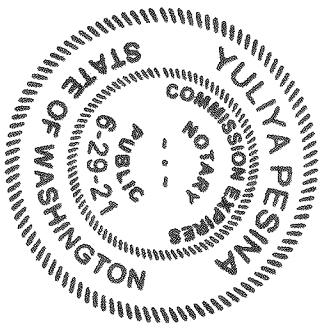
STATE OF Washington
COUNTY OF King

Personally appeared before me, Yuliya Pesina, a Notary Public in and for said County and State, John McGrew, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of October, 2017.

✓ Yuliya Pesina
Notary Public
My Commission Expires: ✓ 06/29/21

(This area for official notarial seal)



I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-3-2021

