WARRANTY DEED

CHERYL ANGELA FIGLIO STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 08-10-2020

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/10/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dolma Tamang	Movement Mortgage, LLC	164 10 0A 095.00
(NAME)	(NAME)	
4080 Pineorchard Place	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeffrey Crawford**, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dolma Tamang and spouse, Rup Rai and Indra M. Rai, a married woman, as joint tenants,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 254, VILLAGE TWO, SUMMERFIELD, as shown by plat appearing of record in Instrument No. 20000929-0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jeffrey Crawford, an unmarried man by Warranty Deed from Richard O. Elste and wife, Ulla H. Elste, filed for record 10/24/2011 in Instrument No. 20111024-0082401, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4080 Pineorchard Place, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 39405 DEEDWARR
12/19/2017 10:58:30 AM 2 pgs
Fees: $13.00 Taxes: $936.10
20171219-0129128

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, have 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 16th day of December, 2017.

Jeffrey Crawford

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Jeffrey Crawford, 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 as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 16th day of December, 2017.

Notary Public S. Nixon Pressley
My Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

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.

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 7/6/19
Notary's Seal (If on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2019

201712190129128