WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of Jan, 2018.

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 AND RETURN TO:
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bal Lamichane	Movement Mortgage, LLC	175 06 0A 068.00
(NAME)	(NAME)	
5080 Preserve Blvd.	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 Five Thousand And No/100 Dollars ($205,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sanjay Darjee, a single man, and Ajay Mothey, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BAL LAMICHANE, 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. 122, Section One, The Preserve at Old Hickory "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Sanjay Darjee, and Devi Biswa, husband and wife, and Birkha Darjee, a single man by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated June 19, 2013 and recorded June 24, 2013 as Instrument No. 20130624-0064425, in said Register's Office for Davidson County, Tennessee. *Birrkha Bahadue Darjee n/k/a Ajay Mothey , pursuant to name changed filed with The Department of Homeland Security, US District Court dated September 29, 2017.*

Further, being the same property conveyed to Sanjay Darjee, a single man and Ajay Mothey, a single man by Quitclaim Deed from Sanjay Darjee, and Devi Biswa, husband and wife, and Birkha Darjee, a single man, n/k/a Ajay Mothey dated January 03, 2018 and recorded January 03, 2018 as Instrument No. 20180103-0000980, in said Register's Office for Davidson County, Tennessee.

File Number: FND-178796FC

Bill Garrett Davidson County
Batch# 48976 DEEDWARR
01/18/2018 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20180118-0005442

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 5080 Preserve Blvd., 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 17th day of January, 2018

Sanjay Darjee

Ajay Mothey

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 Sanjay Darjee and Ajay Mothey, 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 17th of January, 2018.

Notary Public

My Commission Expires: July 17, 2021

(SEAL)

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

File Number: FND-178796FC

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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019