WARRANTY DEED

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

O-CL-18-1244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/5/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Puspa Kumar Chhetri and Kabita Gurung	Farmington Mortgage	
(NAME) **1244 Canyon Ridge Ct.**	(NAME) 2002 Richard Jones Rd, Ste 300	**149-07-0B-044.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **J.D. EATHERLY D/B/A EATHERLY PROPERTIES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PUSPA KUMAR CHHETRI AND KABITA GURUNG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Final Plat of Phase Two, Canyon Ridge Subdivision of record in Plat Book 9700, Page 805, as amended as Instrument No. 20031124-0170362, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Eatherly Properties by Warranty deed from William H. Dorris and Robert B. Huffine of record in Instrument No. 20041130-0141770 Register's Office for Davidson County, Tennessee, dated November 05, 2004 and recorded on November 30, 2004.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- P. U. D. Boundary Plat Canyon Ridge all matters shown on the Plan of record in Plat Book 9700, Page 805, Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record as Instrument Number 20031124-0170362, Register's Office of Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20031002-0145846, amended at Instrument No. 20031218-0180508 and Instrument No. 20041008-0121636, Register's Office for Davidson County, Tennessee;
- Bylaws of Canyon Ridge Owners Association, Inc of record in Instrument Number 20041008-0121636 (Exhibit "B"), in the Register's Office for Davidson County, Tennessee;
- Charter of Canyon Ridge Owners Association, Inc of record in Instrument Number 20041006-0120674, in the Register's Office for Davidson County, Tennessee;
- Easement of record in Instrument Number 20030115-0006324, in the Register's Office for Davidson County, Tennessee;
- Deed of Conveyance to Metro Government Dept of Water and Sewer of record in Book 7097, Page 193, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record as Instrument Number 20041130-0141770 in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1244 Canyon Ridge Ct., Antioch, Tennessee 37013**.

Bill Garrett Davidson County
Batch# 57225 DEEDWARR
02/09/2018 10:07:30 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20180209-0013218

Warranty Deed

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 31st DAY OF JANUARY, 2018.

Eatherly Properties

J.D. Eatherly d/b/a Eatherly Properties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J.D. Eatherly, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.