This instrument prepared by & return to:

**Providence Title, LLC**
**25 Century Blvd. Suite 402**
**Nashville, TN 37214**

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Bill Garrett Davidson County
Batch# 58885  DEEDWARR
02/14/2018 09:09:30 AM    2 pgs
Fees: $13.00  Taxes: $1,072.63
20180214-0014450
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# WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of February, 2018, by and between Rada Sadak, single man party of the first part, and **SANU KUM RAI, AN UNMARRIED MAN AND BUDHI RAI, AN UNMARRIED MAN**, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 58 on the Final Plat of Village Ten, Summerfield Subdivision, of record in Instrument No. 20060718-0086558, Register's Office for Davidson County, tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Rada Sadak by virtue of that certain Special Warranty Deed dated September 27, 2017, and being of record at Instrument No. 20170927-0098798 in the amount of $246,660.00 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property has not been used as his primary residence.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No. 20060718-0086558, 20010504-0046261, 20010308-0021946, 20010504-0046260, 20030527-0071168, 20060724-0089081, Book 11588, Page 484, Book 1169, Page 376 and Book 11648, Page 662 in said Register's office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

RADA SADAK
Rada Sadak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Rada Sadak, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of February, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Budhi Rai and Sanu Kum Rai

Tax Parcel No 164100A41200CO

Property Address: 4529 Sandpiper Lane
Antioch, TN 37013

MAIL TAX
BILLS TO: Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $289,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Dana Park
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of February, 2018.

Notary Public

My Commission Expires: 8/10/2020

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

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, Catrina 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 Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY