Bill Garrett Davidson County
Batch# 68909 DEEDWARR
03/14/2018 09:15:20 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10
20180314-0023974

WARRANTY DEED

JESSICA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $273,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF MARCH, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/19/2021

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4362N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joshua Cheasty and Alicia Cheasty		164-08-0C-107.00-CO
3865 Swan Ridge Drive		
Antioch, TN 37013		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RIKUDHAN RAI AND BHIM RAI, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSHUA CHEASTY AND ALICIA CHEASTY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 17 on the Plan of Final Plat Section Three, Hamilton Chase, "Cluster Lot Subdivision", of record in Plat at Instrument No. 20070517-0059303, as amended in Instrument No. 20070529-0063683 and Instrument No. 20070723-0087046, 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 Amnon Shreibman by Special Warranty deed from FirstBank of record in Instrument No. 20110712-0053150 Register's Office for Davidson County, Tennessee, dated June 30, 2011 and recorded on July 12, 2011. (Value or consideration as shown in aforementioned deed $105,500.00.)

Being the same property conveyed to Lake Forest Homes, Inc., a Tennessee corporation by Quitclaim deed from Amnon Shreibman of record in Instrument No. 20170127-0008900 Register's Office for Davidson County, Tennessee, dated September 09, 2016 and recorded on January 27, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Rikudhan Rai and Bhim Rai, husband and wife by Warranty deed from Lake Forest Homes, Inc., a Tennessee corporation of record in Instrument No. 20170202-0011443 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 02, 2017. (Value of consideration shown in aforementioned deed $234,990.00.)
Being also known as 3865 Swan Ridge Drive Antioch, Tennessee 37013.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 3865 Swan Ridge Drive, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 6th day of March, 2018.

Rikudhan Rai

Bhim Rai by Rikudhan Rai attorney in fact

Bhim Rai

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, RIKUDHAN RAI ~~AND BHIM RAI~~, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Individually and as Power of Attorney for Bhim Rai

Witness my hand and official seal, this 6th day of March, 2018.

Laurie Damewood

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

File #: 18-4362N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027