WARRANTY DEED

Bill Garrett Davidson County
Batch# 72936 DEEDWARR
03/26/2018 09:47:50 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20180326-0027962

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deodas Chhetri	New owner	173-10-0-C-014.00 CO
(NAME)	(NAME)	
156 Blackpool Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Elton C. Felts and wife, Susan HI Felts,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deodas Chhetri and Puja Chettri, husband and wife,** 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:

Land in Davidson County, Tennesee, being Lot No. 14 of Delvin Downs, Phase 1, as shown on Final Plat of record in Instrument No. 20070807-0094328, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elton C. Felts and wife, Susan H. Felts, by Warranty Deed from Joseph Paul Kim and wife, Sung Hyun Kim, dated August 27, 2014, of record in Instrument No. 20140911-0083237, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book in Instrument No. 20070807-0094328; Restrictions of record in Instrument No. 20070807-0094340; Articles of Incorporation/ Charter of record in Instrument No. 20070824-0101501; Storm water detention agreement of record in Instrument No. 20060406-0039484; Deed to Homeowners Association for common area/ open space of record in Instrument No. 20090219-0014582; Deed for right of way of record in Book 2739, page 637; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 156 Blackpool Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of March, 2018.

Elton C. Felts

Susan H. Felts

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Elton C. Felts and Susan H. Felts, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of March, 2018.

Notary Public
My Commission Expires: _____

File No.: 27113

