Bill Garrett Davidson County
Batch# 79779 DEEDWARR
04/11/2018 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $758.50
20180411-0034129

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00

Dana Park
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF APRIL 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-17-21

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4436B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Chandra B. Gurung	U.S. Bank Home Mortgage	175-08-0-027.00
3941 Rock Creek Dr	7601 Penn Ave. S, Ste A1	
Antioch, TN 37013	Richfield, MN 55423	

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,

BRIAN S. CALLAHAN AND AVEN C. CALLAHAN, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE AB CALLAHAN FAMILY LIVING TRUST, DATED JUNE 27, 2014

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

CHANDRA B. GURUNG, A MARRIED MAN

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. 33 on the Plan of Section One, Hickory Woods of record in Plat Book 6900, Page 509, as amended in Book 7582, Page 166 and Book 9997, Page 844, 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 the same property conveyed to Brian S. Callahan and Aven C. Callahan, Trustees, or their successors in interest, of the AB Callahan Family Living Trust, dated June 27, 2014 by Warranty Deed from Aven C. Callahan and husband Brian S. Callahan of record in Instrument No. 20140903-0080305 Register's Office for Davidson County, Tennessee, dated August 25, 2014 and recorded on September 03, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 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 3941 Rock Creek Dr, 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 2nd day of April 2018.

AB Callahan Family Living Trust dated June 27, 2014

BY: _____ as trustee

Brian S. Callahan, Trustee

_____

Aven C. Callahan, Trustee

STATE OF California

COUNTY OF Orange

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Brian S. Callahan, Trustee of the AB Callahan Family Living Trust dated June 27, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 2nd day of April 2018.

_____

Notary Public

My Commission Expires: 2/21/2020

CSP1 ZACHARY D. ZAMORA
COMM. #2143712
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 2/21/2020 CSP1

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Aven C. Callahan, Trustee of the AB Callahan Family Living Trust dated June 27, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 2nd day of April 2018.

_____

Notary Public

My Commission Expires: _____

File #: 18-4436B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

Witness my hand on the 2nd day of April 2018.

AB Callahan Family Living Trust dated June 27, 2014

BY: _____

Brian S. Callahan, Trustee

Aven C. Callahan as Trustee

Aven C. Callahan, Trustee

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Brian S. Callahan, Trustee of the AB Callahan Family Living Trust dated June 27, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 2nd day of April 2018.

_____

Notary Public

My Commission Expires: _____

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Aven C. Callahan, Trustee of the AB Callahan Family Living Trust dated June 27, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this ~~2nd day of April 2018.~~ 31ST day of March TB

Notary Public

My Commission Expires: February 20 2021

File #: 18-4436B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

TINA BALLARD
Notary Public - California
Riverside County
Commission # 2184124
My Comm. Expires Feb 20, 2021

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, 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