Bill Garrett Davidson County
Batch# 90077 DEEDWARR
05/08/2018 11:07:18 AM 2 pgs
Fees: $13.00 Taxes: $1,172.53
20180508-0043964

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Prisuja Nepali Rajak
2301 Sunnett Pl
Nashville, TN 37211

SEND TAX BILL TO:

new owner

MAP/PARCEL 172-15-0A-238.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Saul J. Espino and, wife Mara A. Espino, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Prisuja Nepali Rajak, and Iswor Thapa, wife and Husband, hereafter called the GRANTEES,** his heirs and assigns, that certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Lot 245, SECTION THIRTEEN, HOLT WOODS, as shown on plat of record in Plat Book 9700, Page 598 and 599, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Saul J. Espino and wife, Mara A. Espino, by Warranty Deed, from Claridge Builders Co., LLC, of record in Book 11542, Page 743, in the Register's Office of Davidson County, Tennessee, signed June 24, 1999 and recorded on June 25, 1999.

This is improved property known as: **2301 Sunnett Pl, Nashville, Tennessee 37211**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 30th day of April, 2018.

WITNESS MY HAND on this the 1st Day of May, 2018

Saul J. Espino

Saul J. Espino

Mara A Espino

Mara A. Espino

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Saul J. Espino and Mara A. Espino,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st Day of May, 2018.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-01-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $~~[illegible]~~ $316,900.00.

Angie Hoogeheide

AFFIANT

Subscribed and sworn to before me this the 1st Day of May, 2018

NOTARY PUBLIC

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

My Commission Expires: 12/15/21

File No: 180238