Bill Garrett Davidson County
Batch# 123252 DEEDWARR
08/01/2018 09:36:30 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20180801-0074903

WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$235,000.00.**

Affiant

Subscribed and sworn to before me this 26 day of July, 2018.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Chhatra Bhujel	Cardinal Financial Company, Limited Partnership	161-04-0-083.00
5133 Raywood Lane	P.O. Box 961292	
Nashville, TN 37211	Fort Worth, TX 76161-0292	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Trustee for The 5133 Raywood Lane Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Chhatra Bhujel and Anju Bhujel, husband and wife, and Til Rai, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 36 on the plan of Goodrich Heights Subdivision, of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 36 fronts 91.42 feet on the west side of Raywood Lane and extends back 181.6 feet on the north line and 120 feet on the south line to a dead line in the rear, measuring 83.5 feet thereon.

Being the same property conveyed to Edward S. Parker and Ruth E. Parker by deed from Olga M. Gill on July 20, 1999 of record in Book 11582, page 809, Register's Office for Davidson County, Tennessee. Ruth Parker having died leaving property to Edward S. Parker by right of survivorship. And further conveyed to Amanda Dean, as Trustee for The 5133 Raywood Lane Trust, from Edward S. Parker, by deed on May 10, 2018, of record in Instrument Number 20180515-0046375, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 2663, page 60, Register's Office Davidson County, Tennessee.

This is improved property known as: **5133 Raywood Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 26, 2018.

The 5133 Raywood Lane Trust

By Amanda Dean, Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 26, 2018

My commission expires 5-5-19

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON CYNTHIA HENDRICK

I, **Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5.3.2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY