Karen Y Johnson Davidson County
Batch# 153792 DEEDWARR
10/24/2018 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20181024-0105441

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
11-18-2019

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES: 11.18.2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Damodhar Dulal	US Bank Home Mtg	14810014400
(NAME)	(NAME)	
23 Anton Court	7601 Penn Ave S. Ste A1	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Richfield, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Matthew K. Berry and wife, Angela Gayle Berry**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Damodhar Dulal and Rupa Acharya, husband and wife**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2, First Revision, Final Subdivision Plat, Anton Place, of record in Book 9700, Page 376 as corrected by Surveyor's Certificate of Correction of record in Book 10589, Page 126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew K. Berry by Warranty Deed from Linda C. Robbins and Rosemary Palermo, recorded on March 25, 2008, of record in Instrument No. 20080326-0030464, Register's Office for Davidson County, Tennessee.

This is improved property known as 23 Anton Court, Nashville, TN 37211.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 23 Anton Court Nashville TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Matthew Kenneth Berry

Angela Gayle Berry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Matthew Kenneth Berry Angela Gayle Berry with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/22/18.

Notary Public

My Commission Expires: 1/27/21

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

