This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

Karen Y Johnson Davidson County
Batch# 155420 DEEDWARR
10/31/2018 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20181031-0107748

The actual consideration or value, whichever is greater for this transfer is: $ 230,000.00

Affiant Signature

Subscribed and sworn to before me on this the 30th day of October, 2018

Notary Public

My Commission expires 03/08/2021

KATHINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/08/2021

NAME AND ADDRESS OF PROPERTY OWNER:
Hari Kharel
Sushma Kharel
708 Bell Trace Cv
Antioch, TN 37013-6304
SEND TAX BILLS TO: SWBC Mortgage Corp. 9311 San Pedro #100
San Antonio, TX 78216
~~New Owner~~
MAP AND PARCEL NUMBER: Tax ID #: 162160E00900C0

WARRANTY DEED

18NT00595

Effective the 30th day of October, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

DELIA S. CLARK

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HARI KHAREL AND SUSHMA KHAREL, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **MONTGOMERY COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Bell Crest, Section One, a Planned Unit Development, as of record in Book 7900, Page 753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Delia S. Clark, by Quit Claim Deed from James C. Johnson, dated 01/21/2017 and recorded 03/28/2017 as Document No. 20170328-0030180, Register's Office for Davidson County, TN.

Being the same property conveyed to Delia S. Clark, by Warranty Deed from Kenneth C. Hill, Jr., a married man, dated 08/04/2004 and recorded 08/09/2004 as Document No. 20040809-0095416, Register's Office for Davidson County, TN.

This is an improved property commonly known as 708 Bell Trace Cv, 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, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 30th day of October, 2018

Delia S. Clark

Delia S. Clark

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Delia S. Clark, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 30th day of October, 2018.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

