WARRANTY DEED

Karen Johnson Davidson County
Batch# 292915 DEEDWARR
09/30/2019 09:22:08 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20190930-0098982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ~~GREATER, FOR THIS TRANSFER~~ IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day of Sept, 2019.

Notary Public My Commission Expires

MY COMMISSION EXPIRES: January 23, 2023
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Danielle R. Powell	Acopia, LLC	162 12 0A 086.00
(NAME)	(NAME)	
1137 Brittany Park Ln.	306 Northcreek Blvd., Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Chandra L. Adhikari and Jashoda Niroula, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Danielle R. Powell, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot in Davidson County, Tennessee, being Lot No. 86 on the Plat of Brittany Park, Phase II, as of record in Plat Book 9700, Page 796, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Chandra L. Adhikari and Jashoda Niroula, husband and wife by Warranty Deed from Richard L. Green and Patricia J. Green, husband and wife dated March 20, 2017 and recorded March 22, 2017 in as Instrument No. 20170322-0027857, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1137 Brittany Park Ln., Antioch, TN 37013

File Number: FND-1909283SSO

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 we do covenant with 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 is 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 our hands this 26 day of September, 2019.

Chandra L. Adhikari

Jashoda Niroula

STATE OF TENNESSEE

COUNTY OF Davidson

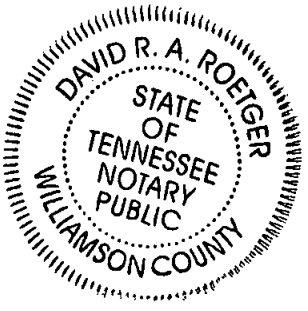
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Chandra L. Adhikari and Jashoda Niroula, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2019.

Notary Public

My Commission Expires: 7-17-24

(SEAL)



File Number: FND-1909283SSO