Karen Johnson Davidson County
Batch# 296282 DEEDWARR
10/04/2019 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $891.70
20191004-0102007

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Bir B. Gurung et al
5013 W. Oak Highland Drive
Antioch, Tennessee 37013

MORTGAGEE:
Pinnacle Bank
150 3rd Ave S. Suite 1000
Nashville, TN 37201

SEND TAX BILL TO:
Mortgagee
Pinnacle Bank
150 3rd Ave S. #1000
Nashville, TN 37201

MAP/PARCLE NO.

173-04-OA-105.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ellen Jeanne Graybeal and husband, Edward Graybeal,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Bir B. Gurung and Madhap Gurung, as joint tenants with right of survivorship,** 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:

Being all of **Lot No. 105, Phase 1, Oak Highlands,** as shown by plat and survey of record in Plat Book 6900, Page 432-435, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ellen Jeanne Graybeal and husband, Edward Graybeal, by Warranty Deed dated February 19, 2007 from Lynnea N. Marzella and husband, Anthony H. Marzella, of record in Instrument No. 20070226-0023703, said Register's Office.

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

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **5013 W. Oak Highland Drive, Antioch, Tennessee 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, 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 the same is unencumbered, unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **3rd** day of **October, 2019**.

Ellen Jeanne Graybeal

Edward Graybeal

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ellen Jeanne Graybeal and husband, Edward Graybeal**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of October, 2019.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 4/20/2020

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $241,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of October, 2019.

NOTARY PUBLIC

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3/10/21

File No. 19095665

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

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: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY