# WARRANTY DEED

Karen Johnson Davidson County
Batch# 308667 DEEDWARR
10/30/2019 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $839.90
20191030-0111671

Y-C-19-2708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 05-09-23
(AFFIX SEAL)

BRITTANY SENSABAUGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2023

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Christopher R. Leidhecker and Corinne J. Leidhecker** | New Owners | |
| (NAME) | (NAME) | **095-12-0A-210.00-CO** |
| **2708 Airwood Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37214** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAJIR SHRESTHA, A MARRIED MAN AND AMIT KUMAR, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER R. LEIDHECKER AND CORINNE J. LEIDHECKER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Final Plat - Phase Two, Lakeland - Section Two of record in Plat Book 7900, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sajir Shrestha, a married man and Amit Kumar, a married man by Warranty deed from George P. Abell, single of record in Instrument No. 20170419-0038253 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on April 19, 2017.

Subject property was never Sajir Shrestha or Amit Kumar's primary or marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 983, Planned Unit Development Boundary Plat of record in Plat Book 7900, Page 102, and Plat Book 7900, Page 103, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6781, Page 163, Book 7397, Page 831, Book 7826, Page 462, as supplemented and amended in Book 8079, Page 800, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7820, Page 601, in the Register's Office for Davidson County, Tennessee.
- Common Area Conveyance of record in Book 8068, Page 686, in the Register's Office for Davidson County, Tennessee.
- Easements for sanitary sewers and/or storm drainage, of record in Book 4925, Page 65, Book 4286, Page 864 and in Book 4754, Page 522, Register's Office for Davidson County, Tennessee.
- Easement to the City of Nashville acting by and through the Electric Power Board, a municipal corporation, of record in Book 2145, Page 20, Register's Office for Davidson County, Tennessee.
- Easement to the Electric Power Board in Book 2017, Page 592 and Book 2145, Page 20, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of Water and Sanitary Sewer Lines of record in Book 7628, Page 596 and in Book 7628, Page 590, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument No. 20170314-0025041, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2708 Airwood Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 29th DAY OF OCTOBER, 2019.

Sajir Shrestha

Amit Kumar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAJIR SHRESTHA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2019.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMIT KUMAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2019.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

# True Copy Certification

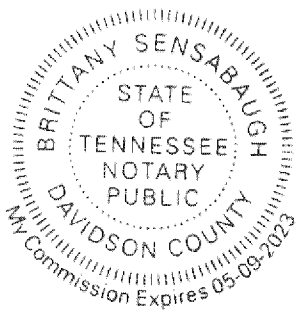
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary Public

My Commission Expires: 05-09-23