#14419

Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191223980

Karen Johnson Davidson County
Batch# 337105 DEEDWARR
01/02/2020 09:19:17 AM 2 pgs
Fees: $13.00 Taxes: $1,122.95
20200102-0000136

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 12-20-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $303,500.00.

Lowell Coff
Affiant

Subscribed and sworn to before me, this 27th day of December, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lowell Coffman and Tamira Coffman 4909 Millerwood Drive Nashville TN 37211	Movement Mortgage 8024 Calvin Hall Rd. Indian Land, SC 29707	Tax Parcel ID No. 147 15 0 107.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rudra Dahal and Divya Dahal, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lowell Coffman and Tamira Coffman, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 33, WHISPERING HILLS, SECTION 5, as shown on plat of record in Plat Book 3300, Page 11, as amended in Book 6812, Page 118, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rudra Dahal and Dika Dahal, Husband and Wife, by Warranty Deed from Earl Allen Russell, Unmarried, of record in Instrument No. 20151005-0101331, in the Register's Office of Davidson County, Tennessee, dated October 02, 2015 and recorded on October 05, 2015.

Dika Dahal having since changed her name and now known as Divya Dahal.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHISPERING HILLS, SECTION 5, as recorded in Plat Book 3300, Page(s) 11 and amended in Book 6812, Page 118.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3255, Page 587.

This is improved property located at 4909 Millerwood Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of December, 2019.

Rudra Dahal

Divya Dahal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rudra Dahal and Divya Dahal, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2019.

Notary Public

My Commission Expires: _____

