THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 404050 DEEDWARR
05/21/2020 09:03:30 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20200521-0052731

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Shiva Gurung and<br>Renuka Upreti<br>1408 Rockglade Run<br>Nashville, TN 37013 | Bond Mortgage, LLC<br>318 Seaboard Ln, Ste. 310<br>Franklin, TN 37067 | 164-07-0A-179.00-C |

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Susan G. Clayton, Trustee of Susan G. Clayton Revocable Trust Dated February 26, 2009,** , hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Shiva Gurung and Renuka Upreti**, **Husband and Wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Located in Davidson County, Tennessee, within the corporate limits of the City of Antioch to—wit:
Being all of Lot No. 192, Section Two, Harvest Grove, Formerly "Tillman Property" , as shown on plan of record in Instrument Number 20140529—0046065, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Susan G. Clayton, a single person, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record on March 19, 2015, at Instrument No. 20150319-0023708, Davidson County Register of Deeds. Further being the same property conveyed Susan G. Clayton, Trustee of Susan G. Clayton Revocable Trust, dated February 26, 2009, by Quitclaim Deed from Susan G. Clayton, a single person, of record on February 20, 2018, at Instrument No. 20180220-0015746, Davidson County Register of Deeds.

This is property commonly known as 1408 Rockglade Run Nashville, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this** 15 **day of May, 2020**:

Susan G. Clayton, Trustee

**Susan G. Clayton, Trustee of The Susan G. Clayton Revocable Trust dated February 26, 2009**

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan G. Clayton, Trustee of The Susan G. Clayton Revocable Trust dated February 26, 2009,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15 day of May, 2020:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$299,900.00**:

Dana Park
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 15 DAY OF May, 2020.

Notary Public

My Commission Expires: 1-3-2023

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY