WARRANTY DEED

File Number: 60066

Davidson County DEEDWARR
Recvd: 06/13/06 09:49 2 pgs
Fees:13.00 Taxes:222.00

20060613-0070056

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF JUNE, 2006.

MY COMMISSION EXPIRES: 11-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cardinal Investment Group, LLC	Cardinal Investment Group, LLC	49-369.00 part of
(NAME) 505 Cherry Grove Road	(NAME) 505 Cherry Grove Road	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Country Maid Farms, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cardinal Investment Group, LLC, 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:

Land in Davidson County, Tennessee, being Lot No. 2 of Cherry Grove, Phase 1A, of record in Instrument No. 20050815-0096231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to by Deed from County Maid Farms, Inc. dated June 7, 2004, of record in Instrument No. 20040610-0068654, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Instrument# 20050815-0096231, Register's Office for Davidson County, Tennessee.

Subject to restrictions of Record in Instrument # 20050831-0104284, Register's Office of said County.

Subject to Greenbelt of record in Book 8848, Page 374,-379, said Register's Office.

Subject to easement(s) of record in Book 1261, Page 440, Book 8635, Page 24, Amended in Book 8672, Page 168,and Instrument # 20040903-0107036, Register's Office of said County.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 505 Cherry Grove Road, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 9th day of June, 2006.

Country Maid Farms, Inc.

By: Willie A. Thompson, President
Country Maid Farms, Inc.

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared William H. Thompson, Jr., with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the President of the Country Maid Farms, Inc., the within named bargainor, and corporation, and that he/she as such President , being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said William H. Thompson, Jr. as such President.

Witness my hand and official seal at Nashville, Tennessee this 9th day of June, 2006.

Commission expires:
11-25-06

SANDRA GOLDEN-WOODS Notary Public At Large DAVIDSON COUNTY, TENN.

Notary Public