WARRANTY DEED

File Number: 70458

Davidson County DEEDWARR
Recvd: 12/03/07 10:13 3 pgs
Fees:18.00 Taxes:735.93
20071203-0139608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/28/09

(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
Rochelle Moore	JP Morgan Chase Bank, N.A.	
(NAME)	(NAME)	
4092 Kings Lane	1901 Roxborough Road	058-14-0-109.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Charlotte, NC 28211	
(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, Cardinal Investment Group, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rochelle Moore and Andre Moore, husband and wife, 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:

4092 KINGS LANE, NASHVILLE, TN. 37218

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Gold Key Addition, Section 1, of record in Book 4675, pages 14, and 15 Register's Office for Davidson County, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Abram H. Buck, Jr. and wife, Adrienne D. Buck by Warranty Deed from Cumberland Builders, Inc. on August 11, 1983 in Book 6113 Page 641 in Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Cardinal Construction Group, LLC by Warranty Deed from Adrienne D. Buck on September 12, 2007 in Instrument # 20070912-0109216. Sub sequentially; a Scrivener's Affidavit was file on October 26, 2007 in Instrument No. 20071026-0126755 to correct the vesting to Cardinal Investment Group, LLC, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 4092 Kings Lane, Nashville, TN 37218

(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 26th day of November, 2007.

Cardinal Investment Group, LLC

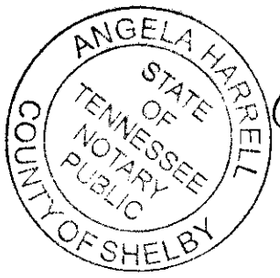
By: Audie Johnson Managing Member of Cardinal Investment Group, LLC

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid personally appeared Audie Johnson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the Managing Partner of Cardinal Investment Group, LLC, the within named bargainor, and Limited Liability Company, and that he as such Managing Partner, being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by the said Audie Johnson as such Managing Partner.

Witness my hand and official seal at Nashville, Tennessee this 26th day of November, 2007.

Commission expires: 4/28/09



Notary Public

PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , 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, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010