WARRANTY DEED

File Number: 70421

Davidson County DEEDWARR
Recvd: 01/30/08 10:08 3 pgs
Fees:18.00 Taxes:1427.90
20080130-0009479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,920.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2008

Notary Public

MY COMMISSION EXPIRES: 4/28/09

(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
Andre O Bean	GMAC Mortgage , LLC	049-01-0-B-005.00-CO
(NAME)	(NAME)	
517 Cherry Grove Rd.	P.O. Box 4025	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Coraopolis, PA 15108-6942	
(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 Andre O Bean and Keisha L Bean, 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:

517 Cherry Grove Road, Whites Creek, TN 37189 Map 049-01-0-B Parcel 005.00-CO

Land in Davidson County, Tennessee, being all of Lot. No. 5 on the final Plat Cherry Grove, Phase 1A, as shown by plat appearing of record in Instrument No. 2005815-0096231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

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

Being the same property conveyed to Cardinal Investment Group, LLC from Country Maid Farms, Inc. by Warranty Deed on November 13, 2006 of record in Instrument No. 20061113-0140075 in 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 517 Cherry Grove Rd., 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 our hands this 25th day of January, 2008.

Cardinal Investment Group, LLC

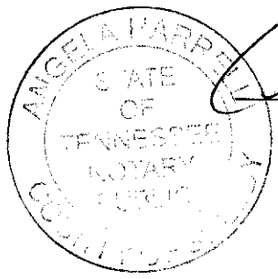
By: Audie J. Johnson, Managing Member

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the said County and State aforesaid, personally appeared Audie J. Johnson, with whom I am personally acquainted or proved top me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the Managing Member of Cardinal Investment Group, LLC the within named bargainor, a Limited Liability Company, and that as such Managing Member, 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 J. Johnson as such Managing Member.

Witness my hand and official seal at Nashville, Tennessee this 25th day of January, 2008.

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.

Elizabeth A Gray
Notary's Signature

MY COMMISSION EXPIRES: _____

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

My Commission Expires JULY 24, 2010