WARRANTY DEED

File Number: 70550

Davidson County DEEDWARR
Recvd: 05/16/08 10:50 3 pgs
Fees:18.00 Taxes:148.00
20080516-0050504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 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
Cardinal Construction Group, LLC	Cardinal Construction Group, LLC	058-10-0-022.00
(NAME)	(NAME)	
4328 Golden Hill Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, D & B Development Co., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cardinal Construction 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:

4328 Golden Hill Drive, Nashville, TN 37218 **Map 058-10-0 Parcel 022.0**

Land in Davidson County, Tennessee, being Lot No. 60 on the plan of Section Two Gold Key Addition as of record in Plat Book 5050, Page 13, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy L. Taylor and wife, Auaette L. Taylor by Cash Deed from Samuel R. Pierce, Jr., as Secretary of Housing and Urban Development recorded on September 9, 1987 in book 7348, Page 19 in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to D & B Development Company by Warranty Deed from Timothy L. Taylor and wife, Auaette L. Taylor, recorded on May 2, 2008 in Instrument No. 20080502-0045211, Register's Office for Davidson County, Tennessee.

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

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unimproved ☐

This is improved ☒ property, known as 4328 Golden Hill Dr., 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 13th day of May, 2008.

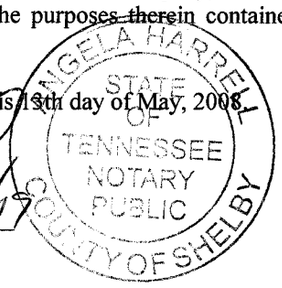
D & B Development Co.

By: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dwayne L. Bell, Sr., with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the President of D & B Company, the within named bargainor, and Company, 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 Company by the said Dwayne L. Bell, Sr. as such President.

Witness my hand and official seal this 13th day of May, 2008.



Notary Public
My Commission Expires: 4/28/09

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

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, Florence King, 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.

FLORENCE KING STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012