WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/08 12:46 2 pgs
Fees:13.00 Taxes:1420.43

20080805-0080621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES:
5/15/2010 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rodney M. Scott, Attorney, 12 Public Square, Murfreesboro, TN 37130, from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil W. Cone II	Fifth Third Mortgage Company	49-1-B-2.00
(NAME) 505 Cherry Grove Ln.	(NAME) 5001 Kingsley Dr	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Cincinnati, OH 45227	
(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 **CECIL W. CONE II, and wife, TERRALYN SHERREE CONE**, 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, as shown on plat of record in Instrument No. 20050815-0096231, Register's Office for Davidson, Tennessee, to which plat reference is hereby made for a more complete legal description.

This being the same property conveyed to Cardinal Investment Group, LLC, by Warranty Deed from Country Maid Farms, Inc., dated June 9, 2006, filed of record on June 13, 2006, in Instrument No. 20060613-0070056, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Instrument No. 20050815-0096231 and covenants of record in Instrument No. 20050831-0104281; Greenbelt Assessment of record in Book 8848, pages 374-379; Easement of record in Book 1261, page 440, Book 8635, page 24, amended in Book 8672, page 168 and Instrument No. 20040903-0107036, in the aforesaid Register's Office; and the 2008 County Taxes.

unimproved ☐

This is improved ☒ property, known as 505 Cherry Grove Lane, 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 31st day of July, 2008.

Cardinal Investment Group, LLC

By: _____
A.J. Johnson, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Danny L. Smith, a Notary Public of said State and County, personally appeared A.J. 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 Member of Cardinal Investment Group, LLC, a limited liability company, the within named bargainor, and that he, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the aforesaid limited liability company, by himself as such Managing Member.

Commission expires:
5/15/2010

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public