WARRANTY DEED

File Number: 70646

Davidson County DEEDWARR
Recvd: 06/30/09 15:08 3 pgs
Fees:18.00 Taxes:813.63
20090630-0060975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Sharon R. Stadaker-Ervin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2009.

S. CAMBRIDGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 8, 2012

(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
Sharon R. Stadaker-Ervin	SunTrust Mortgage, Inc.	058-10-0-022.00
(NAME) 4328 Golden Hill Drive	(NAME) 401 Commerce Street	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37219	
(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 Construction Group, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon R. Stadaker-Ervin, 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 022.00**

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 completedescription.

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 Record Book 7348, page 19, 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.

BEING the same property conveyed to Cardinal Construction Group, LLC by Warranty Deed from D & B Development Company, recorded on May 16, 2008 in Instrument No. 20080516-0050504, 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 4328 Golden Hill Drive, 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 our hands this 17th day of June, 2009.

Cardinal Construction Group, LLC

Cardinal Construction Group, LLC

BY: _____

ITS: President

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personallyappeared AJ JOHNSON with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the President of the Cardinal Construction Group, LLC, 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 Cardinal Construction Group, LLC as such President.

Witness my hand and official seal at Nashville, Tennessee this 17th day of June, 2009.

Commission expires:

My Commission Expires: May 6, 2013

Rachel L. Bell

Notary Public

PINNACLE
Title & 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 his 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, S. S. Cambridge, 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.

S. S. Cambridge
Notary Signature

S. CAMBRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

My Commission Expires MAY 8, 2012