WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031900 DEEDWARR
Recvd: 04/19/16 11:14 2 pgs
Fees:13.00 Taxes:2275.13
20160419-0037651

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $614,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF APRIL, 2016.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hayley V. Heath and Anthony J. Landsberg	Farmington Mortgage a Division of Capstar Bank	
(NAME)	(NAME)	
1937 Kimbark Drive	2002 Richard Jones Road, Ste 300A	131-22/02
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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 RESIDENTIAL VENTURES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAYLEY V. HEATH AND ANTHONY J. LANDSBERG,** 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 Unit B of 1937 A and B Kimbark, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1937 A and B Kimbark, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150123-0006782, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1937 A and B Kimbark, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150123-0006782, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Cardinal Residential Ventures, a Tennessee general partnership by Quitclaim Deed from HTC VII Partners, a Tennessee general partnership, dated October 13, 2014, of record in Instrument No. 20141017-0095975, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 1130, Page 102, said Register's Office; Restrictive covenants of record in Instrument No. 20150123-0006782, said Register's Office; and Charter of record in Instrument No. 20150127-0007775, said Register's Office.

unimproved
This is improved x property, known as 1937 Kimbark Drive, Nashville, TN 37215
(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 8 day of April, 2016

CARDINAL RESIDENTIAL VENTURES

BY: THE DUNHAM I TRUST, MANAGING PARTNER

BY: _____

JAN BACHUS, TRUSTEE OF THE DUNHAM I TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jan Bachus, the Trustee of The Dunham I Trust, Managing Partner of Cardinal Residential Ventures, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of The Dunham I Trust, Managing Partner of Cardinal Residential Ventures, the within named bargainor, a partnership, and that she as such Trustee of The Dunham I Trust, Managing Partner of Cardinal Residential Ventures, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as the Trustee of The Dunham I Trust, Managing Partner of Cardinal Residential Ventures.

Witness my hand and official seal at Nashville, Tennessee this 8 day of April, 2016.

Commission expires: 12-06-2016

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Notary Public