BILL GARRETT, Davidson County
Trans:T20160037906 DEEDWARR
Recvd: 05/06/16 12:51 3 pgs
Fees:18.00 Taxes:664.15
20160506-0045116

WILLIAM CARDINAL et ux

TO: WARRANTY DEED

KRISTIN MUTZ PARDUE

THIS WARRANTY DEED OF REALTY, executed as of the 27th day of April, 2016, by Grantors, **WILLIAM CARDINAL and MARCIA CARDINAL, husband and wife**, to Grantee, **KRISTIN MUTZ PARDUE, an unmarried woman**, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to her, and to her heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 144, on the Plan of Section Four, Truxton Park, of record in Instrument No. 20020528-0064435, Register's Office for said county, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William Cardinal and wife, Marcia Cardinal, by Warranty Deed from Elizabeth A. Harris, unmarried, executed June 6, 2006, and filed for record in Instrument No. 20060613-0069946, Register's Office for Robertson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2016 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record in plat of record in Instrument No. 20020528-0064435; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims; subject, however, to restrictive covenants of record in Instrument No. 20001030-067559, and as amended in Instrument No. 20010522-0052910, Instrument 20020123-0009419, Instrument No. 20020506-0055597, and Instrument No. 20020718-0086907, and Bylaws of record in Instrument No. 20001101-0108604 , in the Register's Office for Davidson

County, Tennessee; (3) Subject to Storm Water Detention Agreement of record in Instrument No. 20020524-0063322; (4) Subject to Charter of Truxton Park HOA, Inc. of record in Instrument No. 20001101-0108603; and (5) Subject to Open Space Quitclaim Deeds of record in Instrument No. 20050311-0027266, Instrument No. 20050311-0027267, Instrument No. 20050311-0027268, and Instrument No. 20050311-0027269; and (6) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

William Cardinal

William Cardinal

Grantor

Marcia Cardinal

Marcia Cardinal

Grantor

STATE OF CALIFORNIA :

:

COUNTY OF Placer :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, William Cardinal and Marcia Cardinal, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of April, 2016.

My Commission Expires:

5-14-19

LORENE L. MEEK
COMM. #2111568
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
My Commission Expires 5/14/2019

Notary Public

Property Owners Name
and Mailing Address:

Kristin Mutz Pardue

2712 Spring Farm Ct.
Hermitage, TN, 37076

Person or Entity Responsible for
Payment of Property Taxes:

Primelending, a Plainscapital Company
18111 Preston Road, Suite 900
Dallas, TX 75252

Property Address:
2712 Spring Farm Ct.
Hermitage, TN, 37076

Map and Parcel No.
064-16-0D-200.00

STATE OF TENNESSEE
ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $179,500.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale

Affiant Kristin Mutz Pardue

Subscribed and sworn to before me this the 29th day of April, 2016.

Christina M. Bartee

NOTARY PUBLIC
MY COMMISSION EXPIRES:
Sept 26, 2017

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

This instrument prepared by:
Christina M. Bartee
BATSON NOLAN, PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172
(615) 382-4420