WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160081529 DEEDWARR
Recvd: 09/16/16 15:11 2 pgs
Fees:13.00 Taxes:453.25
20160916-0097765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

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
Aakash Kapoor	Cardinal Financial Company	
(NAME)	(NAME)	
6204 A Louisiana Ave.	3701 Arco Corporate Dr., #200	091-02-329.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Charlotte, NC 28273	
(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, **PATRICIA L. RICHMOND, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AAKASH KAPOOR, MARRIED MAN,** 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 5-B, CHEROKEE PARK SUBDIVISION, ZONE LOT DIVISION LOT NO. 5, as shown on plat of record in Plat Book 6200, Page 255, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patricia L. Richmond, unmarried by Warranty Deed from Homer L. Anderson and wife, Peggy J. Anderson, recorded on the 11th day of July, 2002 in Instrument No. 20020711-0083483, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 6200, Page 255, said Register's Office; Charter of record in Instrument No. 20000531-0054011, said Register's Office; Subject to the flow of Richland Creek; and Easement for the flow of the waters of the Richland Creek, and the rights of the public therein.

unimproved _
This is improved x property, known as 6204 A Louisiana Ave., Nashville, TN 37209
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215
BOX 10-A

Witness my hand this 12 day of September, 2016

PATRICIA L. RICHMOND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia L. Richmond, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12 day of September, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public