Bill Garrett Davidson County
Batch# 16105 DEEDWARR
10/20/2017 11:42:30 AM 2 pgs
Fees: $13.00 Taxes: $826.58
20171020-0107626

WARRANTY DEED

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,400.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/17/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harka Magar	Cardinal Financial Company, Limited Partnership	173040A18800CO
(NAME)	(NAME)	
4900 Alexis Drive	3701 Arco Corporate Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael Lane, II and Arianne Lane, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Harka Magar, a 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 No. 188 on the Plan of Phase I. Oak Highlands, of record in Book 6900, Page 432-435, Register's Office of said county, to which reference is hereby made for a more particular description.

Being the same property conveyed to Michael Lane, II and Arianne Lane, husband and wife by deed dated September 9, 2014 from Bryan S. Kenney and wife, Cari Anne N. Ayers Kenney of record in Instrument No. 20140909-0082368 with consideration in the amount of $179,500.00 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4900 Alexis Drive, Antioch, TN 37013
(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/our hands this _____ day of October, 2017.

X _____
Michael Lane, II

_____
Arianne Lane

State of Georgia
County of Cobb

On this 18th day of October, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Michael Lane, II and Arianne Lane, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 18th day of October, 2017.

_____
Notary Public
My Commission Expires: 11/14/2026

File No.: 17-Magar

True Copy Certification

I, Penny Y. Ray, 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 this 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, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 3/6/19
Notary Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY