WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-17-21 (AFFIX SEAL)

R-BR-18-925

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Pau S. Khai and Khup Za Cing	Cardinal Financial Company, Limited Partnership	
(NAME) **925 Algonquin Court**	(NAME) 3701 Arco Corporate Drive, Suite 200	**162-3-368.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLEN FRANCIS JOSEPH SZYRWIEL, JR., A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAU S. KHAI AND KHUP ZA CING, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 88 on the Plan of Haywood Hills, Section 5, of record in Plat Book 4675, Pages 143 and 144, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Allen Francis Joseph Szyrwiel, Jr. by Quitclaim Deed from Kristina Lynn Szyrwiel, recorded April 17, 2014 in Instrument No. 20140417-0032018 and further being the same property conveyed to Allen Francis Joseph Szyrwiel and Kristina Lynn Szyrwiel, husband and wife, by Warranty Deed from Kisik Park, married, recorded November 26, 2012 in Instrument No. 20121126-0108444, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Pages 143 and 144, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 4882, Page 842, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **925 Algonquin Court, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Bill Garrett Davidson County
Batch# 70148 DEEDWARR
03/16/2018 10:39:30 AM 2 pgs
Fees: $13.00 Taxes: $839.90
20180316-0025002

Witness my/our hand(s) this the 15th DAY OF MARCH, 2018.

Allen Francis Joseph Szyrwiel Jr. by ATTORNEY IN FACT
Allen Francis Joseph Szyrwiel, Jr. by Nathan Keith, Attorney in Fact

Rebecca Szyrwiel by ATTORNEY IN FACT
Rebecca Szyrwiel by Nathan Keith, Attorney in Fact, spouse of Allen Francis Joseph Szyrwiel, Jr., hereby joins in this conveyance and does transfer and convey any and all marital interest may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALLEN FRANCIS JOSEPH SZYRWIEL, JR. AND REBECCA SZYRWIEL, and who acknowledged they executed the same as the free act and deed of the said ALLEN FRANCIS JOSEPH SZYRWIEL, JR. AND REBECCA SZYRWIEL.

Witness my hand and official seal, this the 15th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-18-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 Williamson

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
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-18-2019