Bill Garrett Davidson County
Batch# 72645 DEEDWARR
03/23/2018 11:33:30 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20180323-0027537

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Dana Park
Affiant

Subscribed and sworn to before me, this 22nd day of March, 2018.

Notary Public
My commission expires: 8/10/2020

CHERYL ANGELA FIGLIO STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 08-10-2020

13-1803-133046

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thang Lian Kap 4709 Delia Drive Antioch TN 37013	Cardinal Financial Company, Limited Partnership 3701 Arco Corporate Drive, Ste 200 Charlotte, NC 28273	148-12-0-001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eva Lee Woodard, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thang Lian Kap, a married man,** hereinafter called the Grantees, their successors 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. 11 on the Plan of Lori Heights, (erroneously referred to as Lora in prior deeds) as of record in Book 3106, page 123, Register's Office for said County.

Said Lot No. 11 fronts 80.49 feet on the westerly side of Delia Drive, and extends back 174.89 feet on the northerly line and 172 feet on the southerly line, to a dead line in the rear on which it measures 96.68 feet.

Being the same property conveyed to David Franklin Woodard and wife, Eva Lee Woodard by deed from A. S. Rader and wife, Mary Ellen Rader, dated April 8, 1963, recorded April 9, 1963, of record in Book 3533, Page 7, Register's Office for Davidson County, Tennessee. The said David Franklin Woodard having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4709 Delia Drive, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of March, 2018.

Eva Lee Woodard by Jana Lynn Stewart, Attorney-in-fact

Eva Lee Woodard by Jana Lynn Stewart,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jana Lynn Stewart, with whom I am personally acquainted (or has proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Eva Lee Woodard, and that he/she is authorized by Eva Lee Woodard to execute this instrument on her behalf.

Witness my hand in Murfreesboro, TN, this 22nd day of March, 2018.

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee at Large

My Commission expires:

MY COMMISSION EXPIRES:
DECEMBER 20, 2020

True Copy Certification

I, Penny U 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY