Bill Garrett Davidson County
Batch# 73710 DEEDWARR
03/27/2018 11:04:30 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20180327-0028555

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of March, 2018, by and between Costa Investments, Inc., party of the first part, and Lachhi M Mudhel, a married woman and Nara B Sarki, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of First Amendment, Cane Ridge Farms, Phase Three, Section One, as of record in INstrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being all or part of the same property conveyed to Costa Investments, Inc. by virtue of that certain Quit Claim Deed dated March 8, 2016, and being of record at Instrument No. 20160321-0026358 in the Register's Office of Davidson County, Tennessee.

Said property was not the seller's primary residence, and has been used for investment purposes only. This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Rymon Botrous, President

Rymon Botrous, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rymon Botrous, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of Costa Investments, Inc. or a constituent of Costa Investments, Inc. and is authorized by Costa Investments, Inc., to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office this 23rd day of March, 2018.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ashlee D Page
Notary Public
My Commission Expires: 9/10/18

Property Owner & Address: Nara B Sarki
Lachhi M Mudhel

Tax Parcel No 174110A54200CO

Property Address: 2052 Leefield Dr.
Antioch, TN 37013

MAIL TAX
BILLS TO: Cardinal Financial Company, Limited Partnership
3701 Arco Corporate Drive, Suite 200
Charlotte, NC 28273

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $285,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Nara Park
AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of March, 2018.

Notary Public

My Commission Expires: 7.17.21

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

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.

Penny Y. Ray
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
My Commission Expires 05/06/2019