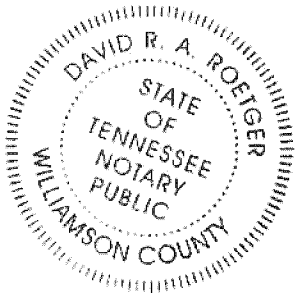
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thang Lian Khup	Cardinal Financial Company, Limited Partnership	162-10-0-084.00
(NAME)	(NAME)	
524 Janice 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, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Wayne M. Young, unmarried and Susan Burton, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Thang Lian Khup, a married man**, hereinafter called the GRANTEE(S), his heirs and/or 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. 84 on the Plan of Brookview Estates, Section 1 of record in Plat Book 4460, page 103, Register's Office for said County.

Said Lot No. 84 fronts 70.0 feet on the northwesterly margin of Janice Drive and extends back 156.30 feet on the northeasterly line and 127.97 feet on the southwesterly line to a dead line in the rear, measuring 96.20 feet thereon.

Being the same property conveyed to Wayne M. Young, unmarried and Susan Burton, unmarried by Quit Claim Deed dated 6/23/2007 from Wayne M. Young, Unmarried of record in Instrument 200709210112996, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat at Book 4460, Page 103; (2) Restrictions of record in Book 4636, Page 317, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 524 Janice 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

File No.: 01288-42424
SMG TN Warranty Deed

Bill Garrett Davidson County
Batch# 75857 DEEDWARR
04/03/2018 11:02:30 AM 2 pgs
Fees: $13.00 Taxes: $847.30
201804030031023

thereto belonging to the said GRANTEE(S), his heirs and/or 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), his heirs and/or 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 our hands this 2nd day of April, 2018.

Wayne M. Young

Susan Burton

State of Tennessee
County of Williamson

Personally appeared before me Wayne M. Young and Susan Burton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of April, 2018.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY