WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson WP

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan J. Styck	Cardinal Financial Company, Limited Partnership	051-02-0-A-019.00CO
(NAME)	(NAME)	
2009 Chadwell Overlook Dr.	3701 Arco Corporate Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	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, **Katherine Burns, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ryan J. Styck, a married man**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Unit No. 19, on the Plan of Chadwell Retreat Townhomes of record in Instrument No. 20080702-0068253, and amended by Instrument No. 20080924-0097122 and Instrument No. 201705150048041 in Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Katherine Burns, an unmarried woman by Warranty Deed from Chadwell Retreat, LLC, a Tennessee Limited Liability Company, dated 09/17/2015, recorded 09/23/2015 of record in Instrument No. 20150923-0096708, in the Register's Office for Davidson County, Tennessee.

Subject to Covenants, conditions, easements and restrictions of record in Instrument No. 20080702-0068253, By-Laws for the Chadwell Retreat Townhome Owner's Association In., of record in Instrument No. 20080702-0068254, Amendment to Master Deed of record in Instrument No. 20080924-0097122 and Second Amendment to the Master Deed of record in Instrument No. 20170515-0048041; together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4067, Page 967; Deed Granting Easement for Water Line recorded in Book 5794, Page 97; Deed Granting Easement for Water Line of record in Book 5794, Page 99; Inspection and Maintenance Agreement for private Storm Water Management Facilities of record in Instrument No. 20070904-0106023; Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20070905-0106266; and Storm Water Detention Agreement of record in Instrument No. 20050712-0080680, all in the Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 83728 DEEDWARR
04/23/2018 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $899.10
20180423-0038034
201804230038034

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 2009 Chadwell Overlook Drive, Madison, TN 37115
(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 GRANTEE(S), 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), 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 20th day of April, 2018.

Katherine Burns

State of Tennessee
County of Wilson

Personally appeared before me Katherine Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of April, 2018.

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

201804230038034

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)

