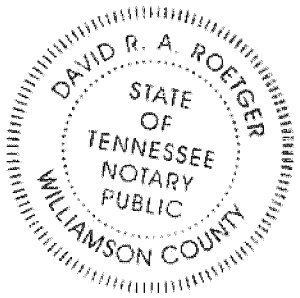
Bill Garrett Davidson County
Batch# 87223 DEEDWARR
05/01/2018 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20180501-0041280

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mary McCoy Mohsin and Mohammad Parvez Mohsin	Cardinal Financial Company, LP	173 09 0B 033.00
(NAME)	(NAME)	
4001 Barnes Cove Dr.	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 Three Hundred Twenty Thousand And No/100 Dollars ($320,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Linda F. Miller and Willard A. Rejefski, Wife and Husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mohammad Parvez Mohsin and Mary McCoy Mohsin, Husband and wife** , hereinafter called the Grantees, their heirs 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. 325 on Section One, Barnes Cove Instrument No. 200204090043258, 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 Linda F. Miller, as to a 60% undivided interest and Willard A. Rejefski, a 40% undivided interest by Warranty Deed from David P. Keener and wife, Rhoda C. Keener, dated August 29, 2014 and recorded September 03, 2014, in Instrument No. 20140903-0080520, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Linda F. Miller, a 60% interest as tenants-in-common, and Willard A. Rejefski, a 40% interest as tenants-in-common by Quitclaim Deed from Linda F. Miller, as to a 60% undivided interest, and Willard A. Rejefski, as to a 40% undivided interest dated April 14, 2017 and recorded April 17, 2017, in Instrument No. 20170417-0036973, in said Register's Office for Davidson County, Tennessee.

File Number: FND-182592FC

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.

unimproved ☐
This is improved ☒ property, known as 4001 Barnes Cove Dr., 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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 1 day of May, 2018

Linda F. Miller

Willard A. Rejefski

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Linda F. Miller and Willard A. Rejefski, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2018.

Notary Public

My Commission Expires: 7-17-21

(SEAL)

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

File Number: FND-182592FC

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)

