WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

R-WG-18-003073

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Hrem	Cardinal Financial Company, Limited Partnership	
(NAME) **3073 Brantley Drive**	(NAME) 3701 Arco Corporate Drive, Suite 200	**150-02-0-232.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) 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 consideration, the receipt of which is hereby acknowledged, **BRIAN T. LIPPE AND PAMELA A. MURPHY, TRUSTEES OF THE LIPPE-MURPHY FAMILY TRUST DATED DECEMBER 18, 2000, WITH FULL POWER TO SELL, LEASE, GRANT, CONVEY AND ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID HREM, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being all of Lot No. 174, on the plan of Revised Lots 173-176, and Reserved Parcel 229, Harborgate, Sec. 2, as shown by plat appearing of record in Plat Book 6200, page 509, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Brian T. Lippe and Pamela A. Murphy, Trustees of the Lippe-Murphy Family Trust dated December 18, 2000 by Quitclaim deed from Douglas Norris Waterman and Brian Thomas Lippe of record in Instrument No. 20140922-0086870 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 22, 2014.

This conveyance is subject to:
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3073 Brantley Drive, Antioch, Tennessee 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 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, 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), 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.

Bill Garrett Davidson County
Batch# 89094 DEEDWARR
05/07/2018 09:41:30 AM 5 pgs
Fees: $28.00 Taxes: $869.50
20180507-0043258

Witness my/our hand(s) this the 4th DAY OF MAY, 2018.

The Lippe-Murphy Family Trust dated December 18, 2000

BY: _____
Brian T. Lippe
Trustee

BY: _____
Pamela A. Murphy
Trustee

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN T. LIPPE, TRUSTEE of THE LIPPE-MURPHY FAMILY TRUST DATED DECEMBER 18, 2000, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th of May, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

See attached

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA A. MURPHY, TRUSTEE of THE LIPPE-MURPHY FAMILY TRUST DATED DECEMBER 18, 2000, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th of May, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

See attached

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

File No: 9

APN No: _____

STATE OF California)SS
COUNTY OF San Diego)

On May 3, 2018 before me, C Long , Notary Public, personally appeared Brian T Lippe

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

C. LONG
COMM. #2203068
Notary Public - California
San Diego County
My Comm. Expires July 26, 2021

This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity | Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: Warranty Deed

NUMBER OF PAGES 5 DATE OF DOCUMENT 5/2/18

SIGNER(S) OTHER THAN NAMED ABOVE _____

Reproduced by First American Title Company 11/2007

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

File No: q

APN No: _____

STATE OF California)SS
COUNTY OF San Diego)

On May 3, 2018 before me, C Long , Notary Public, personally appeared Pamela A Murphy

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

NRO1 C. LONG COMM. #2203068 Notary Public - California San Diego County My Comm. Expires July 26, 2021 NRO1

This area for official notarial seal.

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- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

SIGNER IS REPRESENTING:

_____ _____

Name of Person or Entity Name of Person or Entity

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NUMBER OF PAGES 2 DATE OF DOCUMENT 5/3/18

SIGNER(S) OTHER THAN NAMED ABOVE _____

Reproduced by First American Title Company 11/2007

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)

