Bill Garrett Davidson County
Batch# 90365 DEEDWARR
05/09/2018 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20180509-0044354

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ~~3RD~~ 4th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/10/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Rose Thet and John Thet	Cardinal Financial Company, LP	160 16 0B 109.00
(NAME) 6159 Brentwood Chase Drive	(NAME) 3701 Arco Corporate Dr., Suite 200	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Ten Thousand And No/100 Dollars ($410,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John Paul Niznik, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rose Thet and John Thet, wife and husband**, 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. 133 on the Plan of Section One, Brentwood Chase, of record in Plat Book 9700, Pages 936 through 941, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Byron T. O'Connell and wife, Tiffany O'Connell by Warranty Deed from Dennis W. Clark, unmarried dated April 30, 2003 and recorded May 20, 2003 as Instrument No. 20030520-0068676, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Niznik, a married man by Warranty Deed from Byron T. O'Connell and wife, Tiffany O'Connell dated July 08, 2016 and recorded July 13, 2016 as Instrument No. 20160713-0071862, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to John Paul Niznik by Quitclaim Deed from Kathleen Marie Niznik dated September 30, 2016 and recorded October 11, 2016 as Instrument No. 20161011-0107453, in said Register's Office for Davidson County, Tennessee.

File Number: FRN-181924SSO

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 6159 Brentwood Chase Drive, Brentwood, TN 37027

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 3rd day of May, 2018

John Paul Niznik

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 John Paul Niznik, a single man, 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 3rd of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-181924SSO

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)

