RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW180558

Bill Garrett Davidson County
Batch# 95540 DEEDWARR
05/22/2018 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $910.20
20180522-0049064

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00.

Lana Park
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of ~~May~~, 2018.

NOTARY PUBLIC

My commission expires: 7.17.21

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

THIS INSTRUMENT PREPARED BY: AND RETURN TO:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suk Maya Rai and Indira Rai 612 Vanna Court Antioch, TN 37013	Cardinal Financial Company, Limited Partnership 3701 Arco Corporate Drive, Suite 200 Charlotte, NC 28273	162-16-0-D-087.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Six Thousand and 00/100 Dollars ($246,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT ALAN CONLEY AND WIFE, JENNIFER ANN CONLEY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SUK MAYA RAI, A MARRIED PERSON AND INDIRA RAI, AN UNMARRIED PERSON, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Honey Brook Subdivision, Section 3, of record in Plat Book 7900, pages 379-380, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Alan Conley and wife, Jennifer Ann Conley, by Warranty Deed from Michael Dean Brooks and wife, Elizabeth McCready Brooks, dated 4/4/2008, recorded 4/10/2008, of record in Instrument No. 20080410-0036421, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 612 Vanna Court, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of May, 2018.

ROBERT ALAN CONLEY

JENNIFER ANN CONLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert Alan Conley and wife, Jennifer Ann Conley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21st day of May, 2018.

Notary Public

Printed Notary Name

My commission expires: 6-20-2021



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)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019