Bill Garrett Davidson County
Batch# 99380 DEEDWARR
06/01/2018 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $895.40
20180601-0052641

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018050006

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $242,000.00

Sworn to and subscribed before me this 31st day of May, 2018.

CHERYL ANGELA FIGLIO STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 08-10-2020

Dana Park
Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Paw Tin	Cardinal Financial Co, LP	162-050-281.00
291 Delvin Drive	3701 Arco Corporate Dr, Ste 200	
Antioch, TN 37013	Charlotte, NC 28273	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Hellen Marler, an unmarried woman** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paw Tin, a single woman** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Tusculum Gardens of record in Plat Book 4660, Page 35, 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 Helen Marler, a married woman by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20081230-0123402 Register's Office for Davidson County, Tennessee, dated December 05, 2008 and recorded on December 30, 2008. Corrective Deed of record in Instrument No. 20180523-0049637, Register's Office of Davidson County, Tennessee. Hellen Marie Marler and David Michael Thomas were divorced February 25, 2016. David Michael Thomas was divested of all right, title and interest to the subject property in Divorce proceedings under Docket #2015-CV-362, Decree of Divorce dated and file February 25, 2016, Chancery Court for Wilson County, Tennessee at Lebanon, a certified copy of which is simultaneously recorded herewith in Instrument No. 20180601-0052640.

This is improved property known as **291 Delvin Drive, Antioch, TN 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 31st day of May, 2018.

Hellen Marler

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Hellen Marler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2018.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

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