Bill Garrett Davidson County
Batch# 100947 DEEDWARR
06/06/2018 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20180606-0054137

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson CP

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Dana Park
Affiant

Subscribed and sworn to before me, this 5th day of June, 2018.

Notary Public

My commission expires: 8/10/2020

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ganesh Kami **Susita Darjee**	Cardinal Financial Company, Limited Partnership	**162020C06200CO**
141 Bart Dr	3701 Arco Corporate Drive, Suite 300	
Antioch, TN 37013	Charlotte, NC 28273	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Donald Fitzsimons and Carolyn Fitzsimons, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ganesh Kami and Susita Darjee, 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. 62, on the Plan of Spencer Hill, Section One, of record in Instrument No. 20070614-0071366, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald Fitzsimons and Carolyn Fitzsimons, by Warranty Deed from Andrew Thomas Kidd and wife, Lauren Clanton Kidd, dated August 29, 2013, of record in Instrument No. 20130903-0092524, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Storm Water Detention Agreement of record in Instrument No. 20060821-0102706, Register's Office for Davidson County, Tennessee.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 141 Bart 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, have a good right to convey it and the same in 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.

_____ Date: 6/4/15
Donald Fitzsimons

_____ Date: 6/4/15
Carolyn Fitzsimons

STATE OF Kansas

COUNTY OF Johnson

Personally appeared before me, a Notary Public of said County and State, Donald Fitzsimons and Carolyn Fitzsimons, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June 2015.

_____
NOTARY PUBLIC

My Commission Expires: 11-04-2021

NOTARY PUBLIC - State of Kansas
JOHN R. ELLIOTT
My Appt. Expires 11-04-2021

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.

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