Bill Garrett Davidson County
Batch# 107103 DEEDWARR
06/21/2018 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20180621-0059885

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Dhana Rai
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20 DAY OF June, 20 18

NOTARY PUBLIC

My Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC RHONDA HARRIS MAURY COUNTY My Commission Expires 12-20-2021

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18050051

Address of New Owner	Send Tax Bills To:	Tax Information:
Tika Rai Dhana Rai 108 Sundown Drive Antioch, TN 37013	Cardinal Financial Company, Limited Partnership 3701 Arco Corporate Drive, Suite 200 Charlotte, NC 28273	182-01-0A-041.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Meghan H. Creech and James Adam Creech, wife and husband,** hereinafter called the **GRANTORS**, have/has bargained and sold, and by these presents do transfer and convey unto **Tika Rai, a single man and Dhana Rai, a married man,** hereinafter called the **GRANTEES** herein, the following described property, to be held as Tenants in common with rights of survivorship with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land in Davidson County, Tennessee, being Lot No. 198, on the Plan of Section One of Phase One, Sunset Hills, RS-10 Subdivision - Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20070607-0068102, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Meghan E. Hayes, unmarried, by Warranty Deed from Yazdian Construction, Inc., a Tennessee corporation, dated 06/25/2009 and recorded on 06/26/2009 in Instrument No. 20090626-0059741, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Meghan H. Creech and James Adam Creech, wife and husband, by Quitclaim Deed from Meghan H. Creech, formerly known as Meghan E. Hayes, a married woman, dated 09/29/2016 and recorded on 10/24/2016 in Instrument No. 20161024-0111804, Register's Office for Davidson County, Tennessee.

This is property generally located:
108 Sundown Drive, Antioch, TN 37013

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record as Instrument No. 20070607-0068102, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20070605-0067129, as supplemented and amended as Instrument No. 20110203-0009586, Instrument No. 20130712-0072091, and Instrument No. 20150227-0017000, said Register's Office.
4. Stormwater Detention Agreement of record as Instrument No. 20060406-0039475, said Register's Office.

5. Underground Sanitary Sewer Service Line Easement and Maintenance Agreement of record as Instrument No. 20070710-0082048, said Register's Office.
6. Base Assessments and Special Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070605-0067129, said Register's Office.
7. Easements as set forth in the Declaration of Covenants, Conditions and of record in Instrument No. 20070605-0067129, said Register's Office.
8. **This conveyance is additionally 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.**

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **James Adam Creech and Meghan H. Creech** has/have caused this instrument to be executed, this the 20 day of June, 2018.

James Adam Creech

Meghan H. Creech

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **James Adam Creech and Meghan H. Creech,** 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.

This the 20 day of June, 2018

My commission Expires: 8/24/18

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC BRONERA MCCOY LEWIS CHEATHAM COUNTY

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