Prepared by: AND RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DP
The actual consideration or value, whichever is greater, for this transfer is $343,000.00.

Dana Park
Affiant

Bill Garrett Davidson County
Batch# 109074 DEEDWARR
06/26/2018 09:56:30 AM 2 pgs
Fees: $13.00 Taxes: $1,269.10
20180626-0061314

Subscribed and sworn to before me, this 25th day of June, 2018.

Rhonda S. Hinch
Notary Public
My commission expires:

RHONDA S. HINCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 2021

03-1805-38748

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Scott A. Boyer	Cardinal Financial Company, LP	128-10-0-245.00
7709 Dan Kestner Drive	3701 Arco Corporate Drive, Suite 200	
Nashville TN 37221	Charlotte, NC 28273	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Sawyer and Amanda R. Monesmith NOW Monesmith-Sawyer, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Scott A. Boyer and Idah Mathu, husband and wife** hereinafter called the Grantees, their successors 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. 15, on the Plan of First Revision, Meade Vue Subdivision, of record in Book 9700, Page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Sawyer, a single man and Amanda R. Monesmith, a single woman by deed from David G. Robertson and Elizabeth W. Robertson, dated May 17, 2011, recorded June 3, 2011, of record in Instrument No. 20110603-0042893, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7709 Dan Kestner Drive, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 25th day of June, 2018.

Robert Sawyer

Amanda R. Monesmith NOW Amanda Monesmith-Sawyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert Sawyer and Amanda R. Monesmith NOW Amanda Monesmith-Sawyer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of June, 2018.

Notary Public

My Commission expires: 03/08/21

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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.

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: 3/8/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY