WARRANTY DEED

Bill Garrett Davidson County
Batch# 109554 DEEDWARR
06/27/2018 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $884.30
20180627-0062047

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/10/2020
(AFFIX SEAL)

CHERYL ANGELA FIORE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 8-10-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Wah Sa Moe and Ngwe Kyi	Cardinal Financial Company, LP	147 08 0 125.00
(NAME)	(NAME)	
3725 Faulkner Dr.	3701 Arco Corporate Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Nine Thousand And No/100 Dollars ($239,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Fartun Musse, a married woman and Yusuf A. Musse, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wah Sa Moe and Ngwe Kyi, 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. 102 on the Plan of Hillbrook, Section 3, of record in Plat Book 3300, Page 84, Register's Office for said county, to which reference is hereby made for a more particular description.

Being the same property conveyed to Fartun Musse and husband, Mohamud M. Kheir, and Yusuf A. Musse, a single male by Warranty Deed from Ali Moallim Musse and wife, Faduma Omar, by and through her lawful Attorney-in-Fact, Ali Moallim Musse dated June 29, 2010 and recorded July 13, 2010 as Instrument No. 20100713-0054976, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Fartun Musse, a married woman, and Yusuf A. Musse, a single male by Quitclaim Deed from Fartun Musse and husband, Mohamud M. Kheir, and Yusuf A. Musse, a single male dated January 9, 2017 and recorded February 23, 2017 as Instrument No. 20170223-0018167, in said Register's Office for Davidson County, Tennessee.

Mohamud M. Kheir is not joining in the execution of this deed due to never residing on the above described property, therefore having no interest to convey.

File Number: FND-184399FC

This conveyance is 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 anc by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3725 Faulkner Dr., Nashville, TN 37211

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, has a good right to convey it and the same is 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.

Witness our hands this 27 day of June, 2018

Fartun Musse, by YAM Attorney-in-fact
Fartun Musse,
by Yusuf A. Musse, Attorney-in-Fact

Yusuf A. Musse

STATE OF Tennessee
County OF Davidson

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Yusuf A. Musse personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27 of June, 2018.

Notary Public

My Commission Expires: 7-17-21

(SEAL)

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

File Number: FND-184399FC

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Yusuf A. Musse , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Fartun Musse, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Fartun Musse, for the purposes therein contained.

Witness my hand and official seal, this the 27 of June, 2018.

Notary Public

My Commission Expires: 7.17.21

(SEAL)

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

File Number: FND-184399FC

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY