Bill Garrett Davidson County
Batch# 129234 DEEDWARR
08/15/2018 01:04:30 PM 6 pgs
Fees: $33.00 Taxes: $1,343.10
20180815-0080884

Name and Address of New Owner:
Cing L. Niang
248 Tusculum Road
Antioch, TN 37013

Send Tax Statements To:
Cardinal Financial Company
3701 Arco Corporate Drive, Suite 200
Charlotte, NC 28273

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-18060706

Map and Parcel: 162 00 0 002.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James McPherson Hawks, individually, Dianne Hawks Garvin, individually, James McPherson Hawks and Dianne Hawks Garvin, Co-Trustees of the William H. Hawks, Jr. Testamentary Trust, Marybeth Denton, individually, Rachel Broadbent, individually, Katherine McPherson Harriman, individually, and Katherine McPherson Harriman and Dianne Harks Garvin, Co-Executrices of the Estate of Mary Elizabeth McPherson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cing L. Niang, a married woman,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING located in Davidson County, Tennessee, on the north side of Tusculum Road, and being the property of record in Deed Book 5818, Page 504, Register's Office, Davidson County, Tennessee. See Tax Map 162, Parcel 2.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a concrete monument in the north margin of Tusculum Road, same being the southwest corner of this tract and the southeast corner of Clairmont Investors (DB 6791, PG 48, RODCT); thence leaving road with line of Clairmon Investors North 24 degrees 50 minutes 21 seconds East 783.42 feet to an iron rod; thence with line of South Central Conference Association of Seventh Day Adventists (DB 11452, PG 874, RODCT) South 81 degrees 38 minutes 35 seconds East 130.38 feet to an iron rod; thence South 16 degrees 13 minutes 25 seconds West 597.55 feet to an 18-inch locust tree; thence South 32 degrees 58 minutes 42 seconds West 264.56 feet to an iron rod in the north margin of Tusculum Road; thence with said margin along a curve proceeding clockwise, having a deflection angle of 13 degrees 06 minutes 29 seconds, a radius of 788.51 feet, a tangent length of 90.59 feet, and a chord of North 54 degrees 49 minutes 35 seconds West 180.00 feet; thence along said curve an arc length of 180.40 feet to the point of beginning containing 3.38 acres more or less by survey by Jim Carman, Registered Land Surveyor , Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated May 21, 2018.

Being a portion of the same property conveyed to J.H. McPherson and wife, Beatrice H. McPherson by Warranty Deed dated February 3, 1959 and recorded on February 4, 1959 in Book 2875, page 335, in the Register's Office of Davidson County, Tennessee. The said J.H. McPherson died on November 6, 1967 leaving Beatrice H. McPherson as the surviving tenant by the entirety. The said Beatrice H. McPherson died intestate on April 4, 1970, leaving her children Mary Elizabeth McPherson, James Harvey McPherson, Jr., and Ellen McPherson Hawks as her surviving heirs-at-law as evidenced by Affidavit of Heirship of record in Instrument Number

20180807-0077829, said Register's Office. The said Ellen McPherson Hawks died testate on May 23, 1978. Pursuant to the Last Will and Testament of Ellen McPherson Hawks of record in Case # 66432, Probate Court of Davidson County, Tennessee, the subject property was devised to the trustee of the Hawks Family Trust; however, as evidenced by Affidavit of Record in Instrument Number 201808150080883 **, said Register's Office, the Hawks Family Trust was never established and the subject property was distributed to the beneficiaries of said trust, William Harry Hawks, Jr., Beth Hawks Henderson, James McPherson Hawks and Dianne Hawks Garvin, upon the death of Ellen McPherson Hawks. The said William Harry Hawks, Jr. died testate on August 18, 2003. Pursuant to the Last Will and Testament of record in Case # 03P1703, Probate Court of Davidson County, Tennessee, the subject property was devised to the trustee of the William H. Hawks, Jr. Testamentary Trust. The said Beth Hawks Henderson died intestate leaving her children, Marybeth Denton and Rachel Broadbent as her surviving heirs-at-law, as evidence by Affidavit of Heirship of record in Instrument Number 20180807-0077830, said Register's Office. The said James Harvey McPherson, Jr. died intestate on March 7, 2001, leaving his wife Sarah Evelyn McPherson and daughter, Katherine McPherson Harriman as his surviving heirs-at-law, as evidenced by Affidavit of Heirship of record in Instrument Number 20180807-0077829, said Register's Office. The said Sarah Evelyn McPherson died intestate on February 9, 2003, leaving her daughter, Katherine McPherson Harriman, as her surviving heir-at-law, as evidenced by Affidavit of Heirship of record in Instrument Number 20180807-0077829, said Register's Office. The said Mary Elizabeth McPherson died testate on October 24, 2017. Pursuant to the Last Will and Testament of Mary Elizabeth McPherson of record in Case #18P119, the executor of said estate was give the power to sell the subject property. Pursuant to Letters Testamentary issued on February 8, 2018 by the Davidson County Circuit Court Clerk, Katherine McPherson Harriman and Dianne Hawks Garvin were appointed Co-Executrices of the Estate of Mary Elizabeth McPherson.**

This conveyance is subject to the following: Right-of-Way for Tusculum Road, as much as therein may lie; All matters including but not limited to water rights to a well set out in Book 2875, page 335, said Register's Office; All matters including but not limited to a temporary slope easement of record in Book 4214, page 680, said Register's Office; All matters shown on the survey dated April 29, 1954 by Geroge W. Watkins; All matters shown on the survey dated May 21, 2018 by Jim Carman, TN RLS #2053.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 248 Tusculum Rd, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 9 day of August, 2018.

DHG Diane Hawks Garvin, individually
~~Diane~~ Hawks Garvin, individually

DHG Diane Hawks Garvin, Co-Trustee
~~Diane~~ Hawks Garvin, Co-Trustee of the William H. Hawks, Jr. Testamentary Trust

DHG Diane Hawks Garvin, Co-Executrice
~~Diane~~ Hawks Garvin, Co-Executrice of the Estate of Mary Elizabeth McPherson

State of Ala

County of Montgomery

Personally appeared before me, ~~Diane~~ Hawks Garvin, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 of August, 2018.

Notary Public
My Commission Expires: 1/5/22

DEMETER SHERELL LAWRENCE NOTARY PUBLIC EXP. 01/05/2022 STATE OF ALABAMA

State of Ala

County of Montgomery

Personally appeared before me, a notary public in and for the state and county aforementioned, ~~Diane~~ Hawks Garvin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Co-Trustee of the William H. Hawks, Jr. Testamentary Trust and that she as such Co-Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 of August, 2018.

Notary Public
My Commission Expires: 1/5/22

DEMETER SHERELL LAWRENCE NOTARY PUBLIC EXP. 01/05/2022 STATE OF ALABAMA

State of Ala

County of Montgomery

Personally appeared before me, a notary public in and for the state and county aforementioned, ~~Diane~~ Hawks Garvin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Co-Executrice of the Estate of Mary Elizabeth McPherson and that she as such Co- Executrice executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 of August, 2018.

Notary Public
My Commission Expires: 1/5/22

DEMETER SHERELL LAWRENCE NOTARY PUBLIC EXP. 01/05/2022 STATE OF ALABAMA

WITNESS our hand this 10th day of August, 2018.

James McPherson Hawks, individually

James McPherson Hawks, Co-Trustee
of the William H. Hawks, Jr. Testamentary Trust

Marybeth Denton, individually

Rachel Broadbent, individually

Katherine McPherson Harriman, individually

Katherine McPherson Harriman, Co-Executrice
of the Estate of Mary Elizabeth McPherson

State of Tennessee
County of Rutherford

Personally appeared before me, James McPherson Hawks, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th of August, 2018.

Notary Public
My Commission Expires: 11-20-21

JOHN PARKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, James McPherson Hawks, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Co-Trustee of the William H. Hawks, Jr. Testamentary Trust and that he as such Co-Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th of August, 2018.

Notary Public
My Commission Expires: 11-20-21

JOHN PARKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

Personally appeared before me, Marybeth Denton, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th of August, 2018.

Notary Public
My Commission Expires: 11-20-21

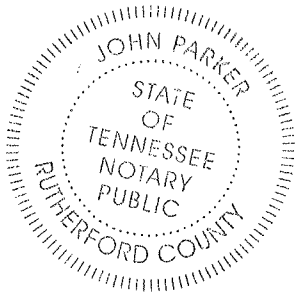
JOHN PARKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

Personally appeared before me, Rachel Broadbent, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th of August, 2018.

Notary Public
My Commission Expires: 11-20-21

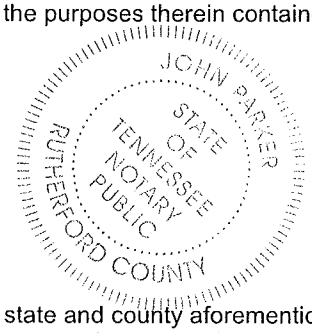


State of Tennessee
County of Rutherford

Personally appeared before me, Katherine McPherson Harriman, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th of August, 2018.

Notary Public
My Commission Expires: 11-20-21

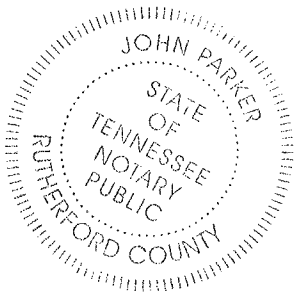


State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Katherine McPherson Harriman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Co-Executrice of the Estate of Mary Elizabeth McPherson and that she as such Co- Executrice executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th of August, 2018.

Notary Public
My Commission Expires: 11-20-21



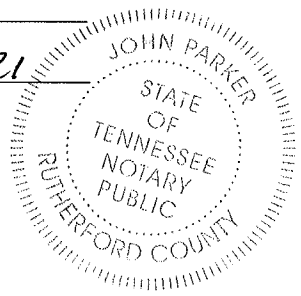
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $363,000.00.

Affiant Signature

Subscribed and sworn to before me, this 10th day of August, 2018.

Notary Public
My Commission Expires: 11-20-21



True Copy Certification

I, Lynn Vaught, 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.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY