Bill Garrett Davidson County
Batch# 129685 DEEDWARR
08/16/2018 09:24:30 AM 2 pgs
Fees: $13.00 Taxes: $921.30
20180816-0081136

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of Aug, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.12.21
(AFFIX SEAL)

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

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).
Chin P. Niang	Cardinal Financial Company, LP	162 06 0 306.00
(NAME)	(NAME)	
199 Old Tusculum Rd	3701 Arco Corporate Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dilli Adhikari and Ganga Adhikari, husband and wife and Dhan Adhikari, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chin P. Niang, a married man**, 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. 1 on the Plan of J. T. Townes Property of record in Plat Book 4300, Page 182 and corrected in Surveyor's Certificate recorded in Book 4651, Page 679, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dilli Adhikari and Ganga Adhikari, husband and wife and Dhan Adhikari, a single man by Warranty Deed from Dennis J. Thompson, married dated April 29, 2014 and recorded May 27, 2014 as Instrument No. 20140527-0045216, in said Register's Office for Davidson County, Tennessee.

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 and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 199 Old 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 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 co**venant and bind ourselves, our heirs an**d 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 s**ingular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15 **day of August, 2018**

Dilli Adhikari

Ganga Adhikari

Dhan Adhikari

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dilli Adhikari and Ganga Adhikari, husband and wife and Dhan Adhikari, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 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

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

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.

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

File Number: FND-185466FC