Karen Y Johnson Davidson County
Batch# 140286 DEEDWARR
09/12/2018 02:27:30 PM 2 pgs
Fees: $13.00 Taxes: $954.23
20180912-0090615

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
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Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (RE) Title No.: 60068
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Adhap Pradhan Renuka Pradhan 295 Garry Drive Nashville, TN 37221	Cardinal Financial Company 3701 Arco Corporate Drive Suite 200 Charlotte, NC 28273

TAX MAP PARCEL NUMBERS: 13316013200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$257,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cindy Lockhart, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adhap Pradhan and Renuka Pradhan,** husband and wife, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Kenilworth Estates, Section Three of record in Book 2900, pages 149 and 150, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cindy Lockhart, unmarried by Warranty Deed from Camille Torchon and Marie Torchon, husband and wife, dated April 30, 2018 and recorded on May 1, 2018 of record in Instrument No. 20180501-0041252, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900, pages 149 and 150, said Register's Office, which Plan shows a 30 foot minimum building setback line from Garry Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.
And a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot.
And an easement for sewer along the northwest corner and northeasterly side lines of said lot.
Exchange Plant Permit to Southern Bell Telephone and Telegraph Company of record in Book 3131, page 297, said Register's Office.
Avigation Easement and Contract of record in Book 9140, page 647, said Register's Office.

This is improved property, known as 295 Garry Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of September, 2018.

Cindy Lockhart

State of Tennessee

County of Davidson

On this 7th day of September, 2018, before me the undersigned authority, personally appeared Cindy Lockhart, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $257,900.00.

Affiant

Sworn and subscribed before me this 7th day of September, 2018.

Notary

My Commission Expires: 8/10/2020

CHERYL ANGELA FIGLIO STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 08/10/2020

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: 5/6/17
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/6/2017