Karen Y Johnson Davidson County
Batch# 146173 DEEDWARR
09/27/2018 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20180927-0095971

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson CP

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7.17.21
(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).
Pum Kok and Cing Khap Vung	Cardinal Financial Company, LP	162 09 0 135.00
(NAME)	(NAME)	
256 Ash Grove 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 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, **Clyde Lee Fuqua, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pum Kok and Cing Khap Vung, 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:

Being Lot No. 45, Section Three, Hickory View, as of record in Plat Book 6250, Page 960, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sydney Properties, LLC by Warranty Deed from H. Kenneth Kleespies and wife, Peggy A. Kleespies dated February 26, 2008 and recorded February 26, 2008 as Instrument no. 20080226-0018925, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Clyde Lee Fuqua by Quitclaim Deed from Sydney Properties, LLC, a Tennessee limited liability company dated April 23, 2018 and recorded April 25, 2018 as Instrument No. 20180425-0038717, in said Register's Office for Davidson County, Tennessee. *Scrivener's Affidavit recorded September 12, 2018 as Instrument No. 20180912-0090375, 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.

File Number: FND-186946FC

unimproved ☐
This is improved ☒ property, known as 256 Ash Grove 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 September, 2018

Clyde Lee Fuqua

Clyde Lee Fuqua

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 Clyde Lee Fuqua, 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 27th of September, 2018.

Notary Public

My Commission Expires: 7-17-21

(SEAL)

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

File Number: FND-186946FC

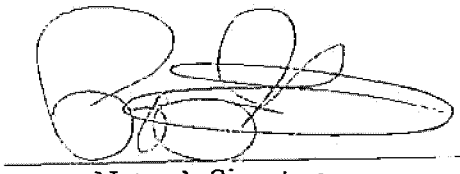
True Copy Certification

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.

Penny Y. Ray
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: 5/6/19
Notary' Seal (if on paper)

