WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of September 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).
Kamali Rai and Man Rai	Cardinal Financial Company, Limited Partnership	173 10 0A 124.00
(NAME)	(NAME)	
3420 Turfway Lane	3701 Arco Corporate Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, N C 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, **Man Maya Rai, a married person and Budhi Man Rai, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kamali Rai, a single woman, and Man Rai, a married woman**, 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, TN, Being Lot No. 75 on the Plan of Barnes Bend Estates, Phase 2, Section 2, of record in Instrument No. 20120816-0073613, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Man Maya Rai and Budhi Man Rai by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company dated June 19, 2013 and recorded June 25, 2013 as Instrument No. 20130625-0065266, in said Register's Office for Davidson County, Tennessee.

Tak Rai joins in the execution of this deed to convey any interest he might have in the above described property, particularly any marital interest.

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.

Karen Y Johnson Davidson County
Batch# 146374 DEEDWARR
09/28/2018 10:41:30 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20180928-0096257

File Number: FND-187344FC

unimproved ☐
This is improved ☒ property, known as 3420 Turfway Lane. 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 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 Sept, 2018

Man Maya Rai

Budhi Man Rai

Tak Rai

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 Man Maya Rai, Budhi Man Rai, and Tak Rai, 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

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

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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