Karen Y Johnson Davidson County
Batch# 146505 DEEDWARR
09/28/2018 02:32:30 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20180928-0096512

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Dana Paul
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 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).
April Bradley	Cardinal Financial Company, Limited Partnership	107 13 0 089.00
(NAME)	(NAME)	
900 Connelly Drive	3701 Arco Corporate Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	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, **Derrick Beaird, a/k/a Derrik Beaird, a Married Man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **April Bradley, 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, Tennessee, being Lot 356, Miro Meadows 2nd Addition, as shown on plat of record in Plat Book 1424, Page 112, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Derrick Beaird, erroneously shown as Derrik Beaird, by Special Warranty Deed from Deutsche Bank National Trust Company as Trustee under the Pooling and Servicing Agreement Series ITF INDX 2005-AR31 dated May 8, 2007 and recorded June 1, 2007 in Instrument No. 20070601-0064944, 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.

Martha (Beth) Beaird joins in the execution of this deed to convey any interest she might have in the above described property, particulary any marital interest.

unimproved ☐
This is improved ☒ property, known as 900 Connelly Drive, Nashville, TN 37217

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.

File Number: FND-187787FC

Witness our hands this 28 day of September, 2018

Derrick Beaird, a/k/a Derrik Beaird,
by _____, Attorney-in-fact
Derrick Beaird, a/k/a Derrik Beaird,
by Allen Shrum, Attorney-in-Fact

Martha (Beth) Beaird,
by _____, Attorney-in-fact
Martha (Beth) Beaird,
By Allen Shrum, Attorney-in-Fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Allen Shrum , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Derrick Beaird, a/k/a Derrik Beaird, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Derrick Beaird, a/k/a Derrik Beaird, for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2018.

_____
Notary Public

My Commission Expires: 7-17-21

(SEAL)

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

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Allen Shrum , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Martha (Beth) Beaird, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Martha (Beth) Beaird, for the purposes therein contained.

Witness my hand and official seal, this the 28th 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
My Commission Expires May 6, 2019