This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3536**

Karen Y Johnson Davidson County
Batch# 147876 DEEDWARR
10/02/2018 09:59:53 AM 2 pgs
Fees: $13.00 Taxes: $739.63

20181002-0097558

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ridgeview Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Patricia Handshy, a single woman,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 143 on the Plan of Berkley Hall, Section Two, formerly known as Hickory Highlands, PUD Phase II, as shown on Master Deed to Berkley Hall Townhomes appearing of record in Instrument Number 20061127-0146201, as amended in Instrument Number 20070705-0079992, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Ridgeview Properties, LLC, by Warranty Deed from Wagih Roshdy Yassa Sonbol, dated 10/05/2015 and filed for record on 10/08/2015 in Instrument Number 20151008-0102684, Register's Office for Davidson County, Tennessee.

This is improved property also known as 712 Pippin Drive, Antioch, Tennessee, 37013.

Map and Parcel: 163020B15100CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 25th day of September, 2018.

Ridgeview Properties, LLC

Ridgeview Properties, LLC

By: _____
Charles Galiwango, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Galiwango, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledges himself to be the Sole Member (or other officer authorized to execute the instrument) of Ridgeview Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of Ridgeview Properties, LLC, by himself as its Sole Member.

WITNESS my hand and official seal this 25th day of September, 2018.

_____
NOTARY PUBLIC

(SEAL)

My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF Wilson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$199,900.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 28th day of September, 2018.

Patricia Handshy
Affiant

_____
NOTARY PUBLIC

My commission expires: 5.17.21

Grantee(s) Name, Address:	Send Tax Statement To:
Patricia Handshy	Cardinal Financial Company
712 Pippin Drive	3702 Arco Corp. Dr., Ste 200
Antioch, TN 37013	Charlotte, NC 28273