WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152175 **DEEDWARR**
10/17/2018 03:05:38 PM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20181017-0103109

O-BR-18-1106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

RYAN TERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-22

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jaison Smith	**Cardinal Financial Company, LP**	
(NAME) **3701 Aspendale Cove**	(NAME) **3701 Arco Corporate Drive, Suite 200**	**083-05-0-186.00**
(ADDRESS) **Austin, TX 78727**	(ADDRESS) **Charlotte, NC 28273**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROY HARRY WYMAN, JR., A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAISON SMITH, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Cobb's Subdivision of the R.K. Brown Propetrty of record in Plat Book 332, Page 144, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Midsouth Homes, LLC, a Nevada limited liability company by Warranty deed from Brian Hubert and Alexandra Hubert, husband and wife of record in Instrument No. 20151116-0116087 Register's Office for Davidson County, Tennessee, dated October 13, 2015 and recorded on November 16, 2015.

Being the same property conveyed to Roy Harry Wyman, Sr., single man by Warranty deed from Midsouth Homes, LLC, a Nevada limited liability company of record in Instrument No. 20161003-0103790 Register's Office for Davidson County, Tennessee, dated September 29, 2016 and recorded on October 03, 2016.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 144, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1106 Petway Ave., Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), 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 my/our hand(s) this the 12th DAY OF OCTOBER, 2018.

Roy Harry Wyman, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY HARRY WYMAN, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of October, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212