WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153123 DEEDWARR
10/22/2018 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20181022-0104491

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7-17-22

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Rebekah A. Baker and Daniel Parkhurst	Cardinal Financial Company	072 09 0 307.00
(NAME)	(NAME) Suite	
926 Fairwin Ave	3701 Arco Corporate Dr. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	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, **Sara Way, formerly known as Sara Elizabeth LaViolette, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rebekah A. Baker and Daniel Parkhurst**, 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:

All that certain property situated in the County of Davidson, and State of Tennessee, being described as follows: Lot 59 on the map entitled Eskridge Subdivision, of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Subject to all easements, restrictive covenants and conditions and other matters of record.

Being the same property conveyed to Sara Elizabeth Laviolette by Special Warranty Deed from Taylor, Bean & Whitaker Mortgage Corp., dated November 3, 2008 and recorded November 24, 2008 as Instrument No. 200811240115216, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Sara Elizabeth LaViolette, a single woman by Quit Claim Deed from William Warren LaViolette, a single man dated July 25, 2016 and recorded August 5, 2016 as Instrument No. 201608050081657, 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: GRN-188121SSO

unimproved ☐

This is improved ☒ property, known as 926 Fairwin Ave. Nashville, TN 37216

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 19 day of October, 2018

Sara Way f/k/a Sara Elizabeth LaViolette

Sara Way f/k/a Sara Elizabeth LaViolette

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 Sara Way, formerly known as Sara Elizabeth LaViolette, a single woman, 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 19th of October, 2018.

Notary Public

My Commission Expires:

(SEAL)

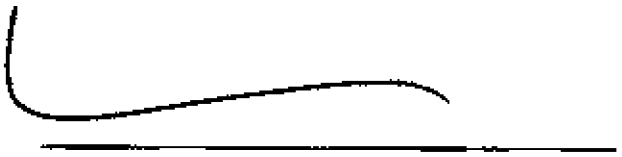
HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

File Number: GRN-188121SSO

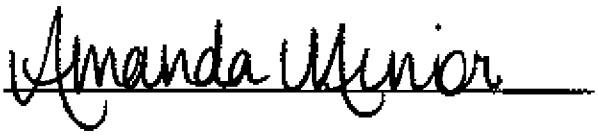
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

