WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-DR-18-208

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)
Kenneth E. Yager and Malinda R. Yager	**Cardinal Financial Company, LP**	
(NAME) **208 Lakebrink Dr.**	(NAME) **3701 Arco Corporate Drive, Suite 200**	**096-16-0A-086.00-CO**
(ADDRESS) **Nashville, TN 37214**	(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, **JAMES M. HENRY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH E. YAGER AND WIFE, MALINDA R. YAGER,** 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. 82 on the Plan of Larchwood Phase One A, Section Four, Planned Unit Development, of record in Plat Book 6900, Page 924, amending 6900, Page 843, 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 James M. Henry and wife, Patricia A. Henry by Warranty deed from Wesley Harris and wife, Eileen Harris of record in Book 11290, page 827, Register's Office for Davidson County, Tennessee, dated December 04,1998 and recorded on January 11, 1999.
The said Patricia A. Henry having since died June 27, 2016, leaving James M. Henry as the surviving tenant by the entirety.

**Said property is not the principal residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 924, amending Plat Book 6900, Page 843, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6299, Page 166, Book 6301, Page 96, Book 9827, Page 12, Book 6299, Page 152, Book 6301, Page 82, Book 6391, Page 499, Book 6767, Page 385, Book 7792, Page 540, Book 6032, Page 432, Book 6873, Page 939, and Book 7271, Page 342, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **208 Lakebrink Dr., Nashville, Tennessee 37214**.

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.

Karen Y Johnson Davidson County
Batch# 155915 **DEEDWARR**
11/01/2018 04:02:01 PM 2 pgs
Fees: $13.00 Taxes: $499.50
20181101-0108536

Witness my/our hand(s) this the 30th DAY OF OCTOBER, 2018.

James M. Henry

STATE OF TENNESSEE
COUNTY OF Roane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. HENRY, 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 30th of October, 2018.

Notary Public
My Commission Expires: 3-23-21
(SEAL)

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