Karen Y Johnson Davidson County
Batch# 182431 DEEDWARR
01/10/2019 12:15:31 PM 2 pgs
Fees: $13.00 Taxes: $540.20
20190110-0002769

WARRANTY DEED

HARDMAN-H18385

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00 .

Kathy L. Hardman
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF January, 2019.

(Affix Seal) Notary Public

My Commission Expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kathy L. Hardman, a single woman	~~NEW OWNER~~ Cardinal Financial Company	075.11-0-261.00
4318 Baton Rouge Drive	3701 Arco Corporate Drive, S-200	
Hermitage, TN 37076	Charlotte, NC 28273	

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, I/we, TAMORAH J. COOK, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KATHY L. HARDMAN, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot 87-B Zone Lot Division Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 &107 Rachel's Square, Section Two of record in Plat Book 6250, page 542 amending Plan of record which was recorded later in plat Book 6050, page 124, all of record in Register of Deeds Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tamorah J. Cook, an unmarried person by Deed from John Andrew Marshall and wife, Ann T. Marshall of record in Book 11174, page 564, recorded 10/28/1998, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 4318 Baton Rouge Drive, Hermitage, Tennessee 37076 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 7th day of January, 2019 :

Tamorah J. Cook

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Ruda M Herman, a Notary Public in and for said County and State, the within named TAMORAH J. COOK, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 7th day of January, 2019.

Notary Public

My Commission Expires: _____

