Karen Johnson Davidson County
Batch# 189427 DEEDWARR
01/29/2019 01:01:15 PM 2 pgs
Fees: $13.00 Taxes: $765.90
20190129-0008520

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Mr./Ms. Andrew McCarthy 119 Oak Park Lane Madison, TN 37115	Cardinal Financial Company 3701 Arco Corporate Drive Suite 200 Charlotte, NC 28273	034 03 0 124.00

This Instrument Prepared By:
Curtis M. Lincoln
Attorney at Law/Real Estate Division
103 Bluegrass Commons Boulevard
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **RAY L. CARR and wife, BRENDA W. CARR,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **ANDREW KEGAN McCARTHY and SCARLETT R. HOLT, husband and wife,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Sumner County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 2-B, Zone Lot Division of Lots 1 and 2 on the Plan of Oak Park Subdivision as of record in Book 6050, Page 255, amended in Book 6900, Page 72, Register' Office for said County to which plan reference is hereby made for a more complete copy of said lot.

BEING the same property conveyed to RAY L. CARR and wife, BRENDA W. CARR by Instruments recorded in Instrument No. 20100503-0033382 and Instrument No. 20120413-0031505 and Scrivener's Affidavit recorded as Instrument No. 20121207-0112796, said Register's Office.

This is improved property known as 119 Oak Park Lane, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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, 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 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 (my/our) hand(s) this the 25 day of January, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Brenda W. Carr
BRENDA W. CARR

Ray L Carr
RAY L. CARR

STATE OF TENNESSEE COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Ray L. Carr and wife, Brenda W. Carr, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 25 day of January, 2019.

STATE OF TENNESSEE NOTARY PUBLIC

Carolyn M. Lincoln
NOTARY PUBLIC

My Commission Expires: 1-14-21

State of Tennessee County of Sumner

The maximum principal indebtedness for Tennessee recording tax purposes is $207,000.00.

Lisa Dunning
Affiant

Sworn to and subscribed before me on this the 28th day of January, 2019.

Sarah M. Troupe
Notary Public

My Commission Expires: 11/22/2021

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires