FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **218,000.00.** Dana Park Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/07/2019** Notary Public MY COMMISSION EXPIRES: 11/08/2021 (AFFIX SEAL)

J. WAYNE THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Expires 11-08-2021

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

Karen Johnson Davidson County
Batch# 203658 DEEDWARR
03/08/2019 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $806.60
20190308-0021452

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2135

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cin Than Mang	Cardinal Financial Company, Limited Partnership	**148-08-0-010**
(NAME) **4571 Artelia Drive**	(NAME) 3701 Arco Corporate Drive, Suite 200	
(ADDRESS) **Nashville, TN, 37013**	(ADDRESS) Charlotte, N,C 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jason Crosslin, married and Todd Mays, married,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cin Than Mang, a married man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 8 on the Plan of Section One, Oakwood Terrace of record in Plat Book 4460, Page 54 and 55, 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 Jason Crosslin and Todd Mays by Deed dated December 31, 2018 from Music City Holdings, LLC A Texas Limited Liability Company, in Instrument Number 20190107-0001524, in the Official Records of Davidson County, Tennessee. This has been is investment property and does not require spouse signatures.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4571 Artelia Drive, Nashville, TN 37013**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **7th** day of **March,2019**.

Jason Crosslin

Todd Mays

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jason Crosslin and Todd Mays**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **7th** day of **March, 2019**.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/22/22

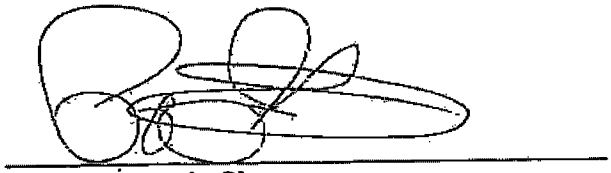
True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.


Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

