STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2019.

Notary Public
MY COMMISSION EXPIRES: 3-8-2022
File No. G19-4619

Karen Johnson Davidson County
Batch# 204378 DEEDWARR
03/11/2019 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20190311-0021950

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Myit Shwe (NAME)	Cardinal Financial Company, Limited Partnership (NAME)	148-08-0-054
836 Oakwood Terrace Dr. (STREET ADDRESS)	3701 Arco Corporate Drive, Suite 200 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Charlotte, NC 28273 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **My Nguyen and Mai Ngoc Thuy, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Myit Shwe, an unmarried man**, 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:

Lot Number 46 on the Plan of Oakwood Terrace, Section 1, as of record in Book 4460, Pages 54 and 55, said Register's Office.

Said Lot Number 46 fronts 58.50 feet on the south side of Oakwood Terrace and extends back 147.90 feet on the west line and 153.01 feet on the east line to a dead line measuring 82.12 feet thereon.

Being the same property conveyed to My Nguyen and Mai Ngoc Thuy, husband and wife, joint tenants with rights of survivorship by Warranty Deed dated July 1, 2013 from Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass Through Certfiicates, Series 2005-R1, recorded August 12, 2013, in Instrument Number 20130812-0084233, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Book 4559, Page 72, recorded in the Register's Office of Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4460, Pages 54-55, Register's Office for Davidson County, Tennessee.

3. Subject to Easement for Sewers of record in Book 3954, Page 655, Register's Office for Davidson County, Tennessee.

4. Subject to Sewer Line Easement within bounds of a portion of Louisville and Nashville Railroad Easement as mentioned in Book 5208, Page 538, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 836 Oakwood Terrace Drive, Nashville, TN 37013.

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, 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. Whenever 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 8th day of March, 2019.

x _____
My Nguyen

x _____
Mai Ngoc Thuy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2019, before me personally appeared My Nguyen and Mai Ngoc Thuy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 8th day of March, 2019.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019