WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DP

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 7.17.21

(AFFIX SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 207114 DEEDWARR
03/18/2019 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20190318-0024554

THIS INSTRUMENT WAS PREPARED BY
Sidwell and Barrett
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Smith and Angel Smith	Cardinal Financial Company, Limited Partnership	181100A31900CO
(NAME)	(NAME)	
7520 Oakledge Drive	3701 Arco Corporate Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	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 considerations, the receipt of which is hereby acknowledged, we **Catona S. Love, f/k/a Catona S. Francisco and A'lexis Autumn Francisco, both unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joseph Smith and Angel Smith, husband and wife**, hereinafter called the GRANTEE(S), their 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 1046, on the Plan of Final Plat, Autumn Oaks Subdivision Phase 10B, a Cluster Subdivision, of record in Plat Instrument No. 201403310026145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Catona S. Francisco and A'lexis Francisco, as joint tenants with right of survivorship by Warranty Deed from Calvin Burnett and Rosalind Brook, as husband and wife, dated August 01, 2016 and recorded August 01, 2016, of record in Instrument No. 201608010079292, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all matters shown on the plat of record in Plat Instrument No. 201403310026145 and Plat Map of record in Book 6900, Page 786; (2) Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 200109120099443, Amendment to Declaration of record in Instrument No. 201012060096935, Amendment of record in Instrument No. 200305130064238, and Book 6704, Page 405, Book 6704, Page 397, Amendment of Restrictive of record in Book 6968, Page 30; (3) Resolution by the Autumn Oaks HOA Board of Directors of record in Instrument No. 201004140028160; (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11217, Page 799, Book 9343, Page 199, Book 9343, Page 196; (5) Storm Water Detention Agreement of record in Book 7760, Page 970; (6) Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 7515, Page 298; (7) Contract of Easement and Furnishing of Water of record in Book 3376, Page 239; (8) Easement of record in Book 475, Page 547, Book 261, Page 284; (9) Charter (Nonprofit Corporation) of record in Instrument No. 200109120099442, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7520 Oakledge Drive, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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), their 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 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.

Effective the 20th day of March, 2019.

Catona S. Love f/k/a Catona S. Francisco

A'lexis Autumn Francisco

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Catona S. Love f/k/a Catona S. Francisco and A'lexis Autumn Francisco**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of March, 2019.

Notary Public:
My Commission Expires: 7/9/22

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

201903180024554

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