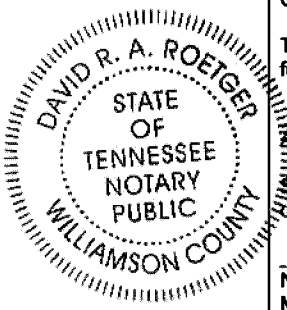
Karen Johnson Davidson County
Batch# 221751 DEEDWARR
04/24/2019 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20190424-0037834



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Dana Fant
Affiant

Subscribed and sworn to before me, this 24 day of April, 2019.

Notary Public
My commission expires: 7-17-21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dilli Siwa **Dhan Siwa**	Cardinal Financial Company, LP	**162-02-0A-045.00**
633 Hays Blackman Loop	3701 Arco Corporate Dr, Suite 200	
Antioch, TN 37013	Charlotte, NC 28273	

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 HEREBY ACKNOWLEDGE, WE,

Marlon A. Fant, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dilli Siwa and Dhan Siwa, Husband and Wife

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:

Land in Davidson County, Tennessee, being all of Lot No. 45, on the Final Plat, Section Two, Spencer Hill, according to plat and survey appearing of record in Instrument No. 20071115-0134114, and in Book 3700, page 59, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marlon A. Fant, unmarried, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated April 22, 2011, of record in Instrument No. 20110426-0031675, in the Register's Office for Davidson County, Tennessee. Marlon A. Fant, unmarried, conveyed subject property to, Marlon A. Fant, unmarried and Bryan L. Brown, unmarried, by Quitclaim Deed, dated November 13, 2014, of record in Instrument No. 20141106-0102624, in Register's Office for Davidson County, Tennessee. Marlon A. Fant, unmarried and Bryan L. Brown, unmarried conveyed subject property to Marlon A. Fant, unmarried, by Quitclaim Deed, dated February 20, 2019, of record in Instrument No. 20190227-0017689, in Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20070530-0064097, amended in Instrument No. 20101213-0099002, said Register's Office.

Subordination Agreement of record in Instrument No. 20090122-0005470, said Register's Office.

Easements of record in Book 4135, page 444, said Register's Office.

Subject to Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4198, page 824, said Register's Office.

Subject to Stormwater Detention agreement of record in Instrument No. 20060821-0102706, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 633 Hays Blackman Loop, Antioch, 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 in 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.

Marlon A. Fant Date: 4-24 2019

Marlon A. Fant

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Marlon A. Fant, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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