Karen Johnson Davidson County
Batch# 224851 DEEDWARR
05/02/2019 11:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20190502-0040911

Prepared by:
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Attorney at Law
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Dana Park
Affiant

Subscribed and sworn to before me this 30th day of April, 2019.

Meaghan G. Spruill
Notary Public
My commission expires: 08/30/2021

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Yan B. Rai	Cardinal Financial Company, LP	182-12-0A-131.00-C
7229 Smokey Hill Road	3701 Arco Corporate Drive, Ste. 200	
Antioch, TN 37013	Charlotte, NC 28273	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Eunizia m. Dossantos, a single woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Yan B. Rai, a Married Man and Rikhi Rai and Asmati Rai, Husband and Wife, as Tenants in Common** with rights of survivorship , hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being all of Lot No. 321, as shown on the plan, Phase 6, Section 6, Apple Valley, Residential P.U. D., of record in and Instrument No. 20070205-0014781 which revised No. 20070125-0010053, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Eunizia M. Dossantos, single woman, by deed from Michael McLean and Alexandra McLean of record in Instrument No. 20161003-0103924 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following:

1. All matters appearing on the plan of Phase 6 Section 6 apple Valley Residential PUD of record in Instrument Number

20070205-0014781 which revised No. 20070125-0010053 Register's Office for Davidson County, Tennessee.

2. Easement for Right of Way of record in Book 8443 Page 79 Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 20020528-0064320 Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 200207240088783 and amended in 20070205-0014780, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. These Covenants, Conditions and Restrictions also provide that any violation thereof shall not defeat or render invalid the lien of the Insured Mortgage.

5. Charter for Home Owner's Association of record in Instrument Number 20020724-0088782 Register's Office for Davidson County, Tennessee.

6. ByLaws of record in Instrument Number 20020724-0088784 and amended in 20091116-0105278 Register's Office for Davidson County, Tennessee.

This property is improved property known as 7229 Smokey Hill Road, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 30th day of April, 2019.

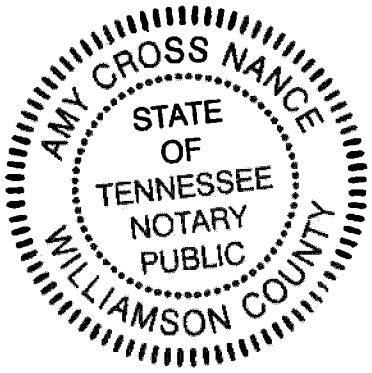
Eunizia M. Dossantos

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of April, 2019, before me personally appeared Eunizia m. DosSantos, 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 30th day of April, 2019.

Notary Signature
My commission expires: 2/12/23



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