Karen Johnson Davidson County
Batch# 225740 DEEDWARR
05/03/2019 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20190503-0041600

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-245

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Buddha Hang Subba and Dhan M. Subba	Cardinal Financial Company, Limited Partnership	173080A10100C0
(NAME) 5681 Deer Valley Trail	(NAME) 3701 Arco Corporate Drive, Suite 200	
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS) Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety-Five Thousand And No/100 Dollars ($295,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CURTIS W AULT AND BRITTANY AULT FORMERLY KNOWN AS BRITTANY N. FRASER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BUDDHA HANG SUBBA, A MARRIED MAN AND DHAN M. SUBBA, A SINGLE WOMAN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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 Couny, Tennessee, being Lot No. 134, on the Final Plat, Section Three, Deer Valley, "Cluster Lot Subdivision" of record in Instrument 20060614-0070867, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description hereof.

Being the same property conveyed to Curtis W. Ault, an unmarried man and Brittany N. Fraser, an unmarried woman, by Warranty Deed, from the Estate of Elizabeth Ann Kinser, recorded August 8, 2013, of recorded in Instrument No. 20130808-0083391, Register's Office for Davidson County, Tennessee. Brittany N. Fraser is now know as Brittany Ault.

unimproved ☐
This is improved ☒ property, known as 5681 Deer Valley Trail, Cane Ridge, TN 37013
(House No.) (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 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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 2nd day of May, 2019.

Curtis W Ault

Brittany Ault formerly known as Brittany N. Fraser

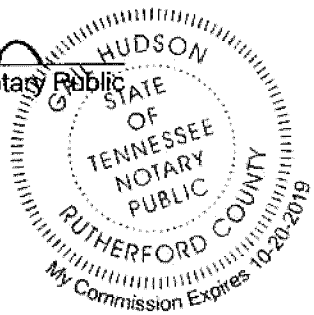
STATE OF TENNESSEE
COUNTY OF Williamson

On this 2nd day of May, 2019, before me personally appeared Curtis W Ault and Brittany Ault formerly known as Brittany N. Fraser to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 2nd day of May, 2019.

Commission Expires: _____

Notary Public



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)

