WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$182,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF April, 2019

Notary Public

MY COMMISSION EXPIRES: January 6, 2020

(AFFIX SEAL)

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Karen Johnson Davidson County
Batch# 226687 DEEDWARR
05/07/2019 08:57:30 AM 2 pgs
Fees: $13.00 Taxes: $675.25
20190507-0042585

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Liliana Guzman	Cardinal Financial Company, Limited Partnership	148-08-0-068.00
(Name)	(Name)	
813 Oakwood Terrace Dr	3701 Arco Corporate Drive Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Suite 200, 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 HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **THOMAS PEARSON A/KA THOMAS RANDOLPH PEARSON, JR., AN UNMARRIED MAN** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LILIANA GUZMAN, A SINGLE WOMAN** 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, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 64, as shown on the map entitled Oakwood Terrace, Section One, of record in Plat Book 4460, pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS PEARSON AND TONYA PEARSON, HUSBAND AND WIFE, by deed from NATIONSTART MORTGAGE, LLC, of record in Instrument No. 20090727-0070020, dated June 25, 2009, said Register's Office.

Further being the same property conveyed to THOMAS PEARSON A/KA THOMAS RANDOLPH PEARSON, JR., AN UNMARRIED MAN, by quitlclaim deed from TONYA PEARSON A/K/A TONYA THARPE PEARSON, AN UNMARRIED WOMAN, of record in Instrument No. 20141124-0108273, dated November 17, 2014, said Register's Office.

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.

Executed by my hand this 25th Day of April 2019.

THOMAS PEARSON A/KA THOMAS RANDOLPH PEARSON, JR

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **THOMAS PEARSON A/KA THOMAS RANDOLPH PEARSON, JR** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th of April, 2019.

Notary Public

My Commission Expires: January 6, 2020

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020