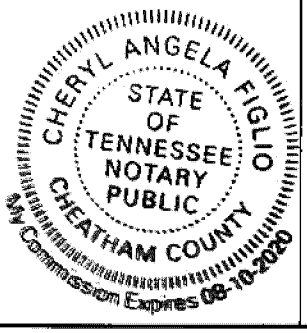
WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 8/10/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Siddha Rai Garja Rai	Cardinal Financial Company, Limited Partnership	173-00-0-143.00
(NAME) 5618 Pettus Road	(NAME) 3701 Arco Corporate Drive, Suite 200	Karen Johnson Davidson County Batch# 229336 DEEDWARR 05/13/2019 03:57:30 PM 3 pgs Fees: $18.00 Taxes: $1,276.50 20190513-0044947
(ADDRESS) Antioch, TN 37013	(ADDRESS) Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Homer V Burgess and Mary D Burgess, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Siddha Rai, an unmarrried man and Garja Rai, an unmarried man 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 **County, Tennessee, being Lot No. 2B on the Plan of Jesse Atkins Re-Subdivision of Lot No. 2 of record in Plat Book 6200, Page 887, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Homer V Burgess and Mary D Burgess, husband and wife by deed of record in Instrument No. 20050119-0006851, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Homer V. Burgess by Mary D. Burgess as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 201905130044946, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

This is improved ☑ property, known as 5618 Pettus Road, Antioch, TN 37013 (unimproved)

(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 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.

Witness my/our hands this 10th day of May, 2019.

Homer V. Burgess by Mary D. Burgess Attorney-in-fact

Homer V. Burgess
By: Mary D. Burgess, Attorney-in-Fact

Mary D Burgess

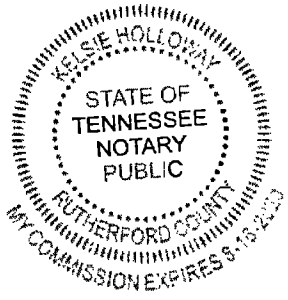
State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Mary D. Burgess the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 10th day of May, 2019.

Kellie Holloway

Notary Public Kelsie Holloway
My Commission Expires: 8/16/20



State of Tennessee

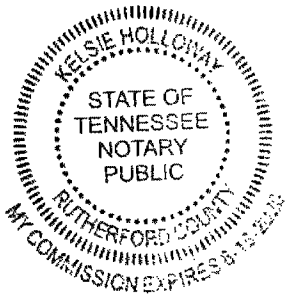
County of Rutherford

On this 10th day of May, 2019, before me personally appeared Mary D. Burgess, the person who executed the foregoing instrument on behalf of Homer V. burgess, and acknowledged that she executed the same as the free act and deed of the said Homer V. Burgess, through Power of Attorney granted her by the said Homer V. Burgess.

Kellie Holloway

Notary Public

Commission Expires: 08/16/20
File No.: 21616



True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry 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.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)