This Instrument Prepared by ~~and Return~~ to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $220,000.00.

Jordan L. Myers
Affiant

Subscribed and sworn before me this the 21st day of May, 2019.

Dana Delworth
Notary Public
My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 233290 DEEDWARR
05/22/2019 03:15:48 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20190522-0048594

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Vladimir A. Albanez -Pleitez	Cardinal Financial Company	120-13-0 03100
504 Comet Drive	3701 Arco Corporate Drive, Suite 200	
Nashville, TN 37217	Charlotte, NC 28273	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICIA A. HAYNES, THE CINDY ROBERTS SUPPLEMENTAL NEEDS TRUST, JAMES LARRY ROBERTS, HEIR(S) TO THE ESTATE OF JAMES ALTON ROBERTS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VLADIMIR A. ALBANEZ-PLEITEZ, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Curreywood Acres, as of record in Book 2133, pages 109 and 110, Register's Office for said County.

Said Lot No. 8 fronts a total of 192.8 feet on the southwesterly margin of Cornet Drive, partially on two curves, and runs back 170.6 feet on the southeasterly side and 141.5 feet on the northwesterly side to a dead line in the rear measuring 195.3 feet along the N. C. & St. L. R. R. right-of-way.

Being the same property conveyed to James Alton Roberts and wife, Johnnie H. Roberts, by deed from Frank R. Foster and wife, Gladys C. Foster, dated 10/27/1955, of record in Book 2481, page 42, said Register's Office.

The said Johnnie H. Roberts having died on 12/29/2005, leaving the said real property to James Alton Roberts by tenancy by the entirety.

The said James Alton Roberts having died on 09/10/2018, leaving a Last Will and Testament dated 5/10/2014. Said Last Will and Testament having been probated in the Davidson County Probate Court and further referenced by Docket No. 18P1712. The above named residual beneficiaries join in this conveyance with the Executrix of the Estate of James Alton Roberts.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 504 Cornet Drive, Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Return to:
Rudy Title and Escrow, LLC
[illegible] 1st Avenue South
Nashville, TN 37212
FILE #: JM-BR-19504

Witness my hand this the 18 day of May, 2019.

The Estate of James Alton Roberts

Patricia A. Haynes, Executrix

Patricia A. Haynes, Executrix

Patricia A. Haynes, Individual

The Cindy Roberts Supplemental Needs Trust

Patricia A. Haynes, Trustee

Patricia A. Haynes, Trustee

STATE OF California
COUNTY OF Orange

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Patricia A. Haynes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the EXECUTRIX of the within named bargainor, THE ESTATE OF JAMES ALTON ROBERTS, and that SHE, as such EXECUTRIX, executed the foregoing instrument for the purposes therein contained by signing the name of THE ESTATE OF JAMES ALTON ROBERTS by the said Patricia A. Haynes as such EXECUTRIX.

Witness my hand and official seal this 18th day of May, 2019.

My commission expires: 07/27/2021

MARK RAY
COMM. #2207279
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 07/27/2021

Notary Public

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia A. Haynes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of May, 2019.

My commission expires: 07/27/2021

MARK RAY
COMM. #2207279
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 07/27/2021

Notary Public

STATE OF California
COUNTY OF Orange

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Patricia A. Haynes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the TRUSTEE of the within named bargainor, The Cindy Roberts Supplemental Needs Trust, and that SHE, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of The Cindy Roberts Supplemental Needs Trust by the said Patricia A. Haynes as such TRUSTEE.

Witness my hand and official seal this 18th day of May, 2019.

My commission expires: 07/27/2021

MARK RAY
COMM. #2207279
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 07/27/2021

Notary Public

Witness my hand this the 20th day of May, 2019.

James Larry Roberts, Individual

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Larry Roberts, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY