WARRANTY DEED

Karen Johnson Davidson County
Batch# 240179 **DEEDWARR**
06/07/2019 09:06:32 AM 2 pgs
Fees: $13.00 Taxes: $1,206.20

20190607-0054514

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-050688

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brittany Hopkins	Cardinal Financial Co.	
(NAME)	(NAME)	
303 Garrett Drive	3701 Arco Corporate Dr.	147-05-0-074.00
(ADDRESS)	Suite 200 (ADDRESS)	
Nashville, TN 37211	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EMILY V. GAMBLE AND MATTHEW C. GAMBLE, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTANY HOPKINS, AN UNMARRIED WOMAN** 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. 152 on the Plan of Section One (Revised), Caldwell Hall of record in Plat Book 2900, Page (s) 57 through 59, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily V. Gamble and Matthew C. Gamble, wife and husband by Warranty deed from Bradley N. Bishop and wife, Lisa A. Bishop, husband and wife of record in Instrument No. 20131127-0121650 Register's Office for Davidson County, Tennessee, dated November 22, 2013 and recorded on November 27, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 303 Garrett Drive, Nashville, TN 37211
(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.

Witness my/our hand(s) this the 5th day of June, 2019

Emily V. Gamble

Matthew C. Gamble

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of June, 2019, before me personally appeared Emily V. Gamble and Matthew C. Gamble to me known to be the person(s) 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 5th day of June, 2019.

Commission Expires: _____

SARAH SIMMONS
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 02, 2022
COUNTY OF DAVIDSON

Notary Public