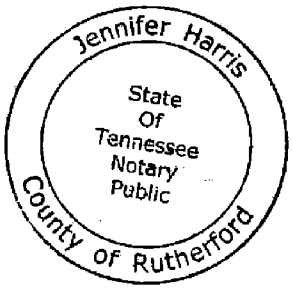
Karen Johnson Davidson County
Batch# 252354 DEEDWARR
07/03/2019 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20190703-0065249



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2019.

Notary Public

My Commission Expires: 9.20.20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Ethan J Kearney and Savannah N Kearney	Cardinal Financial Company, LP DBA Peoples Home Equity	064-16-0E-037.00 CO and
513 Griffin Circle	3701 Arco Corporate Drive, Suite 200	
Hermitage, TN 37076	Charlotte, NC 28273	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Janice H Rade, widow

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ethan J Kearney and Savannah N Kearney, Husband and Wife

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 all of Unit No. 37 in Building 10, as shown plan of Townhomes of Truxton Village, filed as Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Truxton Village of record in Instrument Number 20061025-0132473, as amended and restated in Instrument Number 20061106-0137656, and further amended in Instrument Number 20071105-0130490, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Phillip W. Rader and wife, Janice H. Rader (f/k/a Janice H. Bell), as tenants by the entirety, by Quitclaim Deed from Donald R. Barrett, Jr., Trustee, and in the same instrument conveyed to Donald R. Barrett, Jr., Trustee by Janice H. Bell n/k/a Janice H. Rader, dated 2/12/16 and recorded 2/22/16 in Instrument Number 20160222-0016311; and the same property previously conveyed to Janice H. Bell, an unmarried woman, by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, dated 10/15/07 and recorded 10/18/07 in Instrument Number 20071018-0123616, Register's Office for Davidson County, Tennessee.

The said Phillip W. Rader is reported to have since died on February 9, 2018, leaving the property vested solely in Janice H. Rader, according to Affidavit of Heirship dated 6/26/18 and recorded 6/28/18 in Instrument Number 20180628-0062439, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 513 Griffin Circle, Hermitage, TN 37076.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 28th day of June, 2019.

Janice H Rader

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

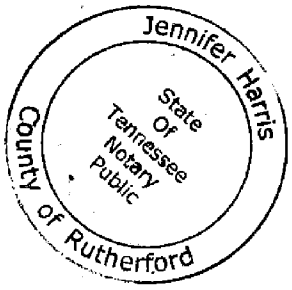
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janice H Rader with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 28th of June, 2019.

Notary Public

My Commission Expires: 9.20.20

(SEAL)



TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Jill Simmons
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Lissa Groom
Notary Public

My Commission Expires: 9.16.2020

