WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2019

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deepak Rai Sanjay Rai	Cardinal Financial Company, Limited Partnership	149070b04600co
(NAME) 1236 Canyon Ridge Ct	(NAME) 3701 Arco Corporate Drive, Suite 200	Karen Johnson Davidson County Batch# 253017 DEEDWARR 07/05/2019 10:07:30 AM 2 pgs Fees: $13.00 Taxes: $1,006.40 20190705-0065647
(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, I/WE, **Trustee Inc., as Trustee of the 1236 Canyon Ridge Trust,,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Deepak Rai, an unmarried man and Sanjay 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. 216 on the Final Plat of Canyon Ridge, Phase Two, of record in Instrument NO. 20031124-0170362, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Trustee Inc., as Trustee of the 1236 Canyon Ridge Trust, by deed of record in Instrument No. 20190214-0013902, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1236 Canyon Ridge Ct, Antioch, TN 37013
(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 3rd day of July, 2019.

Trustee Inc., as Trustee of the 1236 Canyon Ridge Trust,

By: Kirk Whitworth, President

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Kirk Whitworth as President of Trustee Inc,. as Trustee of the 1236 Canyon Ridge Trust with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Trustee Inc. and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of Trustee Inc. by himself as President for the 1236 Canyon Ridge Trust.

WITNESS my hand and seal this 3rd day of July, 2019.

Notary Public
My Commission Expires:

File No.: 14012

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

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)