Karen Johnson Davidson County
Batch# 254076 DEEDWARR
07/09/2019 11:40:30 AM 2 pgs
Fees: $13.00 Taxes: $989.75
20190709-0066738

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $267,500.00.

Karna Rai
Affiant

Subscribed and sworn to before me this 8th day of July, 2019

Notary Public
My Commission expires:

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Karna Bir Rai	Cardinal Financial Company, Limited Partnership	164-13-0-090.00
3716 Asheford Trace	3701 Arco Corporate Drive, Suite 200	
Antioch, TN 37013	Charlotte, NC 28273	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dellas K. Dickerson and Penni K. Dickerson, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Karna Bir Rai, an Unmarried Man, and Ran Maya Rai, a Married Woman, as tenants in common, with right of survivorship,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 209, First Revision of Asheford Crossing, Section Two, a Planned Unit Development, of record in Book 9700, page 171, said Register's Office, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Dellas K. Dickerson and wife, Penni K. Dickerson, by deed from Beazer Homes Corp. D/B/A Phillips Builders, on September 15, 1997, of record in Book 10609, page 537, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Plat Book 9700, page 171, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9651, page 900; Book 9980, page 482; Book 10301, page 180; Book 10353, page 575; Book 10640, page 941; Book 11455, page 769; Instrument Number 20001018-0103441; and Instrument Number 20010418-0038191, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3716 Asheford Trace, Antioch, TN 37013

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 8, 2019.

Dellas K. Dickerson

Penni K. Dickerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dellas K. Dickerson and Penni K. Dickerson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 8, 2019

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
WILLIAMSON COUNTY

My Commission Expires: 7/23/2022

Notary Seal (if on paper)