WARRANTY DEED

Karen Johnson Davidson County
Batch# 258549 DEEDWARR
07/18/2019 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20190718-0070377

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Ganga Sarki
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2019

Rhonda S. Hardison
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RHONDA S. HARDISON NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 12-20-2021

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ganga Sarki Man Maya Sarki	Cardinal Financial Company, Limited Partnership	17400004500
(NAME) 706 Preston Road	(NAME) 3701 Arco Corporate Drive, Suite 200	
(ADDRESS) Nashville, 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, We, **Wilber Rains Hays (also known as Wilber R. Hays) and wife, Barbara Faye Hays (also known as Faye R. Hays),** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ganga Sarki, an unmarried woman and Man Maya Sarki, a married woman, 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 the 5th Civil District of Davidson County, Tennessee, being Lot "M" on the survey made by E. L. Miller, Jr. & Co . , October 29, 1965, as follows:

Beginning at a point in the center line of Preston Road, said point being 12 feet northeasterly from the southeast corner of the property conveyed to Joe McAlister and wife, by deed from J . E . Moss, et al, of record in Book 3861, page 777, Register's Office tor said County; thence south 22° 30' east 462.4 feet to an iron pin; thence north 72° 00' east 329.4 feet to the center of Cane Ridge Road; thence with the center of the same, around a slight curve, northwesterly 75 feet, continuing with the same north 28° 00' west 117 feet, and continuing with the same in the same direction 103 feet and continuing with the same north 22° 45' west 315 feet to the center line of Preston Road; thence with the center line of the same south 43° 00' west 234 feet, and continuing with the center of the same in a southwesterly direction 102 feet to the beginning, containing 3.8 acres, more or less.

Being the same property conveyed to Wilber R. Hays and Faye R. Hays, husband and wife by deed from J.E. Moss and W.F. Moss, dated 11-10-65 of record in Record Book 3958, Page 837, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 706 Preston Road, Nashville, 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 hands this 17th day of July, 2019.

Wilber Rains Hays, also known as Wilber R. Hays by Lisa Anne Mitchell, Attorney-in-Fact

Wilber Rains Hays
, also known as Wilber R. Hays, by Lisa Anne Mitchell, Attorney-in-Fact

Barbara Faye Hays, also known as Faye R. Hays by Lisa Anne Mitchell, Attorney-in-Fact

Barbara Faye Hays
, also known as Faye R. Hays, by Lisa Anne Mitchell, Attorney-in-Fact

State of Tennessee
County of Rutherford

CRD

Lisa Anne Mitchell

On this 18th of July, 2019, before me personally appeared ~~Barbara Faye Hays~~, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Wilber Rains Hays (also known as Wilber R. Hays) and wife, Barbara Faye Hays (also known as Faye R. Hays),** , as their Attorney in Fact, under instrument bearing Instrument #_____ and #_____, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Wilber R. Hays and Faye R. Hays, under said Power of Attorney. Witness my hand and official seal.

WITNESS my hand and seal this 17th day of July, 2019.

_____
Notary Public Carla R. Dillard
My Commission Expires: 2.8.21

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

File No.: 1472

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.

Penny Y. Ray

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

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)