THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 259822 **DEEDWARR**
07/22/2019 09:15:04 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20190722-0071366

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00

Affiant

Subscribed and sworn to before me, this 19TH day of July, 2019.

Notary Public
My Commission Expires: 9/7/20

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Jeanine L. Brown 1515B Jewell Street Nashville, TN 37207	~~New Owner~~ Cardinal Financial Company PO Box 0054 Palatine, IL 60055-0054	Tax Parcel ID No. 072-09-0-083.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERESE A. LANTOS AND SCOTT A. WOFFORD** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JEANINE L. BROWN,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Dan Leech Subdivision, Resubdivision of Lot 16, of record as Instrument No. 20140821-0076415, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TERESE A LANTOS AND SCOTT A. WOFFORD, BOTH UNMARRIED, by deed from FARRIS YOUNG AND BRENDA YOUNG, HUSBAND AND WIFE, of record as Instrument No. 20150821-0084606, dated August 19, 2015, said Register's Office.

This is improved property commonly known as: **1515B Jewell Street, Nashville, TN 37207**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 19th day of July, 2019.

TERESE A. LANTOS

SCOTT A. WOFFORD

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERESE A. LANTOS AND SCOTT A. WOFFORD**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of July, 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____