WARRANTY DEED

Karen Johnson Davidson County
Batch# 262115 DEEDWARR
07/25/2019 09:43:23 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20190725-0073031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Kenneth W. Barkley
Affiant

LACEY M. RYAN STATE OF TENNESSEE NOTARY PUBLIC McMINN COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2019.

Lacey M Ryan
Notary Public

MY COMMISSION EXPIRES: 2/6/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael A. Randolph and Shirley Randolph	Cardinal Financial	
(NAME)	(NAME)	
500 Brandywine Drive	3701 Arco Corporate Dr. Ste 200	064-01-0-012.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PINEWOOD I, LP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL A. RANDOLPH AND SHIRLEY RANDOLPH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of Section I, Brandywine Farms of record in Plat Book 3600, Page (s) 79 and 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bernard W. Barkley and wife, Betty Newman Barkley by Warranty deed from J. R. Coarsey, Trustee of record in Book 3864, page 63, Register's Office for Davidson County, Tennessee, dated February 18, 1965 and recorded on February 24, 1965.

Being the same property conveyed to Bernard W. Barkley or Betty J. Barkley, Trustees of the Barkley Family Living Trust by Quitclaim deed from Bernard W. Barkley and wife, Betty Newman Barkley of record in Book 8549, page 60, Register's Office for Davidson County, Tennessee, dated December 30, 1991 and recorded on February 12, 1992.

Being the same property conveyed to Pinewood I, LP by Quitclaim deed from Bernard W. Barkley, Trustee of the Barkley Family Living Trust of record in Book 10447, page 631, Register's Office for Davidson County, Tennessee, dated January 01, 1997 and recorded on May 08, 1997.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page(s) 79 and 80, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 3816, Page 544, Book 3822, Page 851, Book 6371. Page 372 and Instrument No. 20040805-0094257, Register's Office for Davidson County, Tennessee.
- Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument No. 20100315-0019396, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **500 Brandywine Drive, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

Witness my/our hand(s) this the 19th DAY OF JULY, 2019.

Pinewood I, LP

BY: Kenneth W. Barkley

Kenneth W. Barkley
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth W. Barkley, signing for Pinewood I, LP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Pinewood I, LP, the within named bargainor, a partnership, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

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

Lacey M Ryan

Notary Public

My Commission Expires:

LACEY M. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
McMINN COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212