Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1851TN

Karen Johnson Davidson County
Batch# 289489 DEEDWARR
09/23/2019 10:28:30 AM 2 pgs
Fees: $13.00 Taxes: $873.20
20190923-0096283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 236,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of September, 2019.

Notary Public

Commission Expiration:

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Bhim Bahadur Raya 608 Bell Trace Circle Antioch, TN 37013	Cardinal Financial Company, LP 3701 Arco Corporate Drive, Ste 200 Charlotte, NC 28273	162 16 0E 027.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Rory J. Partin and wife, Jennifer M. Partin**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bhim Bahadur Raya, a married man,** 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:

Property known as 608 Bell Trace Circle Antioch, TN 37013, County of Davidson to wit:

Being Lot No. 50 on the Plan of Section One, Bell Crest, of record in Plat Book 7900, Page 753, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rory J. Partin, and wife, Jennifer M. Partin, by deed from Patsy L. Brizendine, unmarried, dated 12/19/1997 filed and recorded 12/22/1997 of record in Book 10731, Page 345, said Register's Office.

Tax Map and Parcel ID is as follows 162 16 0E 027.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 608 Bell Trace Circle, Antioch, TN 37013

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 unemcumbered, 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 hand this 20th day of September, 2019.

LTE File No.: 19-1851TN

Rory J. Partin

Jennifer M. Partin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2019, before me personally appeared **Rory J. Partin and Jennifer M. Partin**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of September, 2019.

Notary Public

Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN

My Comm. Expires
8-27-2022

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)

LTE File No.: 19-1851TN