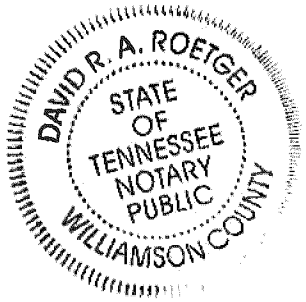
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-17-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shyam Rai and Anita Rai	Cardinal Financial Company, Limited Partnership	174 01 0A 235.00
(NAME)	(NAME)	
1332 Bombadil Lane	3701 Arco Corporate Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Mung Do Kap, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shyam Rai and Anita Rai, Husband and Wife**, 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:

Being all Lot No. 169, Final Plat, Rivendell Woods, Phase 5, according to plat and survey appearing of record in Instrument No. 20170523-0051055, of the said Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation by Special Warranty Deed from C. Paul & Sons Development Company, Inc., a Tennessee Corporation dated July 13, 2006 and recorded July 17, 2006 as Instrument No. 20060717-0085866, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Rivendell, LLC by Quitclaim Deed from Ole South Properties, Inc. dated July 14, 2006 and recorded July 17, 2006 as Instrument No. 20060717-0085867, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Rivendell, LLC, a Tennessee limited liability company by Quitclaim Deed for Combining Property into One Map and Parcel Number from Rivendell, LLC, a Tennessee limited liability company dated April 26, 2017 and recorded April 27, 2017 as Instrument No. 20170427-0041451, in said Register's Office for Davidson County, Tennessee.

File Number: FND-1909904FC

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Karen Johnson Davidson County
Batch# 297519  DEEDWARR
10/08/2019 09:07:30 AM    3 pgs
Fees: $18.00  Taxes: $924.63
20191008-0102851
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Being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation by Quitclaim Deed from Rivendell LLC, A Tennessee Limited Liability Company dated October 20, 2017 and recorded October 27, 2017 as Instrument No. 20171027-0110497, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mung Do Kap, an unmarried man by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated January 30, 2018 and recorded February 07, 2018 as Instrument No. 20180207-0012403, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1332 Bombadil Lane, 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 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 our hands this 7 day of Oct, 2019

Mung Do Kap

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mung Do Kap, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of October, 2019.

Notary Public

My Commission Expires: 7-17-21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FND-1909904FC

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

My Commission Expires: 7/22/2022

Notary Seal (if on paper)