THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 312134 DEEDWARR
11/06/2019 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.13
20191106-0114726

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Michelle Lynn Cobham<br>3165 Brookview Forest Drive<br>Nashville, TN 37211 | Cardinal Financial Co.<br>3701 Arco Corporate Dr. Ste 200<br>Charlotte, NC 28273 | 180-04-0B-155.00-C |

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jill L. Rey and Daryl S. Rey, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Michelle L. Cobham an unmarried woman,** hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 66, on the Plan of Brookview Forest, Phase V, of record in Plat Instrument No. 20090309-0021109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Aren Everson and Sarah Everson, husband and wife, by Warranty Deed from Jahi Annan Rohrer, of record on January 6, 2014, at Instrument No. 20140106-0001078, Davidson County Register of Deeds. Further being the same property conveyed to Jill L. Rey and Daryl S. Rey, wife and husband, by Warranty Deed from Aren Everson and Sarah Everson, husband and wife, of record on August 27, 2018, at Instrument No. 20180827-0084884, Davidson County Register of Deeds.

This is property commonly known as 3165 Brookview Forest Drive Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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** 1st **day of November, 2019:**

**Daryl S. Rey**

**Jill L. Rey**

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daryl S. Rey** , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1 day of November, 2019:

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE NOTARY PUBLIC — AARON FORTNER — COUNTY OF WILLIAMSON

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jill L. Rey,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28 day of ~~November,~~ October 2019:

Notary Public

My Commission Expires: 7-17-22

STATE OF TENNESSEE NOTARY PUBLIC — AMY FREDRICKSON — COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$394,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 1st DAY OF November, 2019.

Notary Public

My Commission Expires: 01-24-23

JAMIE IVEY — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

## True Copy Certification

I, Penny A. May, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Penny May, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY