Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $213,000.00.

Khara Parsai
Affiant

Subscribed and sworn to before me, this 5th day of November, 2019.

Notary Public
My commission expires: 7-17-21

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

04-1910-57423

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Khara Parsai 908 Townview Place Nashville TN 37217	Cardinal Financial Company, LP 3701 Arco Corporate Drive, Suite 200 Charlotte, NC 28273	149-04-0-A-010.00

Karen Johnson Davidson County
Batch# 312136 DEEDWARR
11/06/2019 12:49:30 PM 2 pgs
Fees: $13.00 Taxes: $788.10
20191106-0114729

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tiffany Danielle Watson, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Khara Parsai, a married man**, hereinafter called the Grantees, their successors and assigns, a 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. 10, on the Plan of Town View, of record in Instrument No. 20080320-0028273, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tiffany Danielle Watson, unmarried by deed from Moss Springs, LLC, a Tennessee Limited Liability Company, dated February 6, 2015, recorded February 10, 2015, of record in Instrument No. 20150210-0012194, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 908 Townview Place, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of November, 2019.

Tiffany Danielle Watson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tiffany Danielle Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 5th day of November, 2019.

Notary Public

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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)