WARRANTY DEED

Karen Johnson Davidson County
Batch# 354733 DEEDWARR
02/07/2020 09:45:26 AM 2 pgs
Fees: $13.00 Taxes: $1,032.30

20200207-0014391

R-P-20-583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 8·30·2021
(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

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)
Catherine Phipps and Nathan Pierson	**Cardinal Financial Company**	
(NAME)	(NAME)	
583 Valleywood Drive	**3701 Arco Corporate Dr. Ste. 200**	**147-14-0-074.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**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, **ANN W. HALLQUIST, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHERINE PHIPPS AND NATHAN PIERSON, WIFE AND HUSBAND,** 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. 289 on the Plan of Whispering Hills Section II-B of record in Plat Book 2331, Page 155, 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 Ann W. Hallquist, a single female by Warranty deed from Jessica Lindsey Killingsworth and Caleb A. Killingsworth, wife and husband of record in Instrument No. 20140103-0000716 Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on January 01, 2013, and Scrivener's Affidavit of record in Inst. No. 20140306 0018728, said Register's Office.

Ann W. Hallquist is one and the same as Ann Hallquist.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 2331, Page 155, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2604, Page 1, in the 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: **583 Valleywood Drive, Nashville, Tennessee 37211**.

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.

Witness my/our hand(s) this the 5th DAY OF FEBRUARY, 2020.

Ann W. Hallquist by Ryan Terrell, attorney in fact

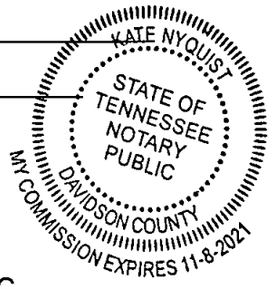
Ann W. Hallquist by Ryan Terrell as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN TERRELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANN W. HALLQUIST, and who acknowledged he/she/they executed the same as the free act and deed of the said ANN W. HALLQUIST.

Witness my hand and official seal, this the 5th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212