FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF
Karen Johnson Davidson County Batch# 480145 DEEDWARR 09/21/2020 04:08:30 PM 3 pgs Fees: $18.00 Taxes: $789.76 20200921-0108274	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **213,450.00.** Jimmy C. Franklin Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **09/16/2020** Notary Public MY COMMISSION EXPIRES: 8-27-2024 (AFFIX SEAL)

ADAM WELLINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-3180

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen E. Niece and Rebecca D. Niece, husband and wife	**Cardinal Financial Co Limited Partnership, dba, Peoples Home Equity**	**097-08-0A-112.00**
(NAME) **284 Lake Chateau Drive**	(NAME) **3701 Arco Corporate Dr, STE. 200**	
(ADDRESS) **Hermitage, TN, 37076**	(ADDRESS) **Charlotte, NC 28273**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jimmy C. Franklin and Kathy F. Franklin, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen E. Niece and Rebecca D. Niece, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. U-4, on the Plan of Lake Chateau Condominiums, of record in Book 6250, Page 607-610, as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, 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 Jimmy C. Franklin and wife, Kathy F. Franklin by Deed dated April 25, 2016 from Patricia Mougridis and Jimmy C. Franklin, recorded May 11, 2016, in Instrument Number 20160511-0046610, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **284 Lake Chateau Drive, Hermitage, TN 37076**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **16th** day of **September ,2020**.

Jimmy C. Franklin

Jimmy C. Franklin

Kathy F. Franklin

Kathy F. Franklin

STATE OF **TENNESSEE**
COUNTY OF

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jimmy C. Franklin and Kathy F. Franklin, a married couple**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **16th** day of **September, 2020**.

NOTARY PUBLIC

My Commission Expires:

8-27-2024

ADAM WELLINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

