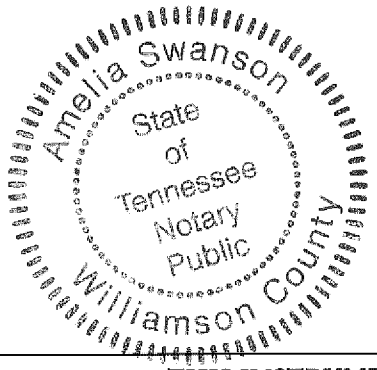
WARRANTY DEED



MST 2021-0485

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF April, 2021

Notary Public

MY COMMISSION EXPIRES: 4-24-2023.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valencia M. Wicker	Cardinal Financial Company, Limited Partnership	076-01-0E-004.00-CO
(NAME)	(NAME)	
565 Tulip Grove Road Unit 4	PO Box 0054	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Palatine, IL 60055-0054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 623229 DEEDWARR
04/27/2021 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210427-0055809

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert Brigman and Kevin Halter, as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Valencia M. Wicker, a single woman,** 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:

Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of The Cove at Tulip Grove II, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20191101-0112310 and amended in Instrument No. 20200109-0003330, 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 a portion of the same property conveyed to Robert Brigman and Kevin Halter, as tenants in common by Warranty deed from Ronald Brice, a single person of record in Instrument No. 20181003-0098172 Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 03, 2018.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien due and payable, and now delinquent. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20190422-0036903, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191101-0112310 and amended in Instrument No. 20200109-0003330, Register's Office for Davidson County, Tennessee. Joint Driveway Easement and Mutual Maintenance Agreement of record in Instrument Number 20191106-0114777, in the Register's Office for Davidson County, Tennessee. Restrictive Covenants for Storm Water Facilities and Systems of record in Instrument Number 20191021-0107678, in the Register's Office for Davidson County, Tennessee. Utility Line Easement of record in Instrument Number 20191202-0123714 and corrected in Instrument No. 20191205-0125664, in the Register's Office for Davidson County, Tennessee. Charter of record in Instrument Number 20191105-0114324, in the Register's Office for Davidson County, Tennessee. Letter of Responsibility of record in Instrument Number 20200212-0016153, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 565 Tulip Grove Road Unit 4, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 my/our hand(s) this 23rd DAY OF APRIL, 2021.

Robert Brigman

Robert Brigman

Kevin Halter by Robert Brigman as Attorney in Fact

Kevin Halter by Robert Brigman, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert Brigman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of April, 2021.

Notary Public

My commission expires: 4-24-2023

Amelia Swanson State of Tennessee Notary Public Williamson County (SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert Brigman, Attorney-in-Fact for Kevin Halter, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Kevin Halter, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 23rd day of April, 2021.

Notary Public

My Commission Expires: 4-24-2023

Amelia Swanson State of Tennessee Notary Public Williamson County (SEAL)

True Copy Certification

I, Yvette Meldrum, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

