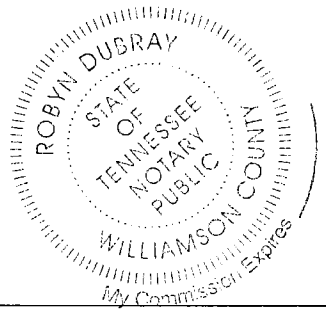
Karen Johnson Davidson County
Batch# 667036 DEEDWARR
06/29/2021 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20210629-0087636

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $540,000.00.

Affiant

Subscribed and sworn to me on 28 day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 1-19-2025

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (WHB)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 34917

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew Gordon Varga and Caitlin E. Allen 3220 Cobble Street Nashville, TN 37211	Cardinal Financial Company, Limited Partnership 3701 Arco Corporate Dr., Suite 200 Charlotte, NC 28273	172-12-0B-181.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARY T. DANISH AND SPOUSE, SHERYL DIGREGORIO**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **MATTHEW GORDON VARGA AND CAITLIN E. ALLEN**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Bradford Hills, Section Eleven of record in Plat Book 7900, Page 496, 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 Mary T. Danish and spouse, Sheryl DiGregorio, as joint tenants with right of survivorship, by Warranty Deed from Chris Dillehay and wife, Tiffany Dillehay of record in Instrument No. 20161102-0115840 Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 02, 2016.

The conveyance of the above-described parcel of land is subject to the following:

1. **Taxes for the year 2021, a lien not yet due and payable, which have been prorated by the parties and assumed by the Grantees.**
2. **P.U.D. Boundary Plat of record in Plat Book 7900, Page 6, said Register's Office.**
3. **Subject to all matters shown on the Plan of record in Plat Book 7900, Page 496, Register's Office for Davidson County, Tennessee.**
4. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Book 8885, Page 519 and Book 9055, Page 826, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**
5. **By-Laws of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.**
6. **Charter of Bradford Hills Homeowners Association, Inc. of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.**
7. **Conveyance of open space/common area to HOA of record in Book 8154, Page 304 and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.**
8. **Deed of Conveyance to Metro Government for water main of record in Book 8377, Page 769, in the Register's Office for Davidson County, Tennessee.**
9. **Deed of Conveyance to Metro Government for sanitary sewer of record in Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee.**
10. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

This property is also known as improved property located at 3220 Cobble Street aka 5900 Scout Drive, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and

GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 28th day of June, 2021.

MARY T. DANISH

SHERYL DIGREGORIO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mary T. Danish and spouse, Sheryl DiGregorio**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 28th day of June, 2021.

Notary Public, State of Tennessee

My Commission Expires: March 7, 2023

WILLIAM H. BALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

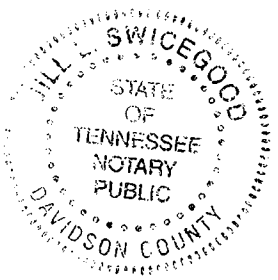
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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