Bat 1

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF OCTOBER, 1998. Notary Public MY COMMISSION EXPIRES: May 26, 2002 NOTARY PUBLIC STATE OF TENN. DAVIDSON COUNTY
BOOK 11184 PAGE 215	

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Rader	**Mortgage Portfolio Services, Inc.**	**147-8-85**
(NAME)	(NAME)	
4869 Torbay Drive	**4144 N. Central Expressway #850**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Dallas, TX 75204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Keith D. Martin and wife Lisa E Martin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dan Rader, unmarried and Shane Burkett, unmarried as joint tenants with the right of suvivorship,** 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 Lot No. 21 on the Plan of Cathey Heights Section II of record in Plat Book 2854, Page 126, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Keith D. Martin and wife, Lisa E. Martin by deed of record in Book 11184 Page 214, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **4869 Torbay Drive, Nashville, TN 37211**
(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.

0507449
IDENTIF. A REFERENCE

98 NOV -3 AM 10:23
REGISTER
DAVIDSON COUNTY, TN.

1536 11/03 0101 03CHECK 384.00

Witness **my/our hand(s)** this **26th day of October, 1998**.

Keith Martin

Lisa Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Keith Martin and wife, Lisa Martin the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 1998.

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission expires: 5/26/2002

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11184 PAGE 217

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	101000.00
CON TX	373.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	384.70
CHECK	384.70

11/03/98 01 10:23 0001 1536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0507449
IDENTIF. # REFERENCE

98 NOV -3 AM 10:23
REGISTER
DAVIDSON COUNTY, TN.

No. 1366684