Box 13 #8559

WARRANTY DEED



My Commission Expires May 23, 2005

STATE OF TN
COUNTY OF 8/13/2004

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Heidi Jo Clay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy Rader	Tommy Rader	172-4-7
(NAME)	(NAME)	
270 Cedarview Drive	270 Cedarview Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN. 37013	
(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, James A. Charron Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tommy Rader, 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:

Being Reserve Parcel 7 on the Plat of Section One, Monte Carlo Estates, of record in Plat Book 4675, Page 68, Register's Office for Davidson County, to which plan reference is made for a more complete description.

Being *PART OF the same property as conveyed to James A. Charron, Jr. by deed of record in Book 7585, Page 257, Register's Office for Davidson County, TN.

unimproved ☒

This is improved ☐ property, known as , ,
(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.

Davidson County DEEDWARR
Recvd: 08/25/04 14:08 2pgs
Fees:13.00 Taxes:55.50



20040825-0102956

Witness my hand this 13th day of August, 2004.

James A. Charron Jr.

STATE OF TN

COUNTY OF ~~8/13/2004~~ Davidson

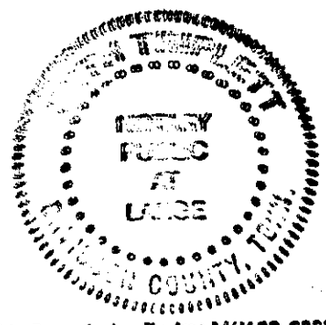
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Charron, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

~~Victor Hazelwood~~
Beth Triplett

Notary Public



My Commission Expires MAY 23, 2006