Box 13

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/04 15:26 2pgs
Fees:13.00 Taxes:55.50

20041229-0154212

STATE OF TENNESSEE
COUNTY OF Davidson

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

Jerry W Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2004.

Helene Meals
Notary Public

MY COMMISSION EXPIRES: JULY 30, 2005

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom Rader	Tom Rader	43-7-54
(NAME)	(NAME)	
322 Myatt Drive	270 Cedarview Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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, Jerry W. Knight, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tom 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 Lot No. 45 on the unrecorded Map of Anderson Esates, Section 1, being a resubdivision of Tracts 1 and 13 of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, described according to a survey made by Anderson and Gee, Surveyors, dated August 5, 1946, as follows: Beginning at a point on the westerly margin of Myatt Drive at the common corner of Lots Nos. 44 and 45, being the northeast corner of the property conveyed to Herbert Williams and wife, by deed from H.O. Looney and wife, of record in Book 2645, Page 239, said Register's Office; thence with the line between said Lots Nos. 44 and 45, westerly 136 feet to the common corner of Lots Nos. 44, 45, 56 and 57; thence with the line between lots Nos. 45 and 56, northerly 65 feet to the common corner of Lots Nos. 45, 46, 55 and 56; thence with the line between Lots Nos. 45 and 46, easterly 136 feet to the westerly margin of Myatt Drive; thence with the same, southerly 65 feet to the beginning.

Included in this legal description but excluded from this conveyance is property described in Book 4417, Page 638, Register's Office for Davidson County, Tennessee..

Being the same property conveyed to Jerry W. Knight, by deed of record in Book 4208, Page 714, 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 322 Myatt Drive, Madison, TN 37115

(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 hand this 10th day of December, 2004.

Jerry W. Knight

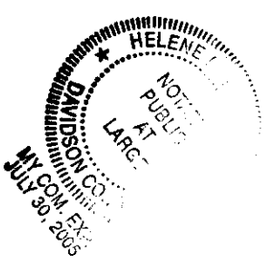
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry W. Knight 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 10th day of December, 2004.

Commission expires:



Helene M. Meals

Notary Public