File Box 8

File No. 250201611

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $294,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 04, 2007

Davidson County DEEDWARR
Recvd: 04/15/05 14:51 2 pgs
Fees:13.00 Taxes:1091.13

20050415-0042337

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff F. Norton	Leader Mortgage, LLC	091-15-0-177
(NAME) 5100 Nevada Avenue	(NAME) 5200 Maryland Way Suite #122	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Matthew F. Strader, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff F. Norton and spouse, Allison G. Eaddy, HEREINAFTER CALLED THE GRANTEE(S), 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 part of Block No. 11 on Realty Savings Bank and Trust Company's Revised Plan of West End Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Nevada Avenue at a point 150 feet westof the northwest corner of said Avenue and 51st Avenue north; thence with the northerly margin of Nevada Avenue, westwardly 50 feet to the southeast corner of the property conveyed to Fanny D. Murphy of record in Book 1308, Page 164, Register's Office for Davidson County, Tennessee; thence with the easterly line of Murphy northwardly 180 feet to the southerly margin of an alley; thence with the southerly margin of said alley, eastwardly 50 feet; thence southwardly 180 feet to the beginning.

Being the same property conveyed to Matthew F. Strader, unmarried, by deed from Fred G. Koller and wife, Patricia Koller of record as Instrument No. 20040917-0112409, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5100 Nevada Avenue, Nashville, TN 37209
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 13th day of April, 2005.

Matthew F. Strader

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Matthew F. Strader, unmarried, 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of April, 2005.

DAWN C. CASE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN
MY COMMISSION EXPIRES 5/23/2006

My Commission Expires:

Notary Public

File Number: 250201611

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027