Bot 13 # 10216

WARRANTY DEED

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 200[illegible]

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,240.67

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2005.

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
Tom Rader	Tom Rader	182-148
5979 (NAME) Cane Ridge Rd.	(NAME) 5979 Cane Ridge Rd	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/27/05 10:03 2 pgs
Fees:13.00 Taxes:452.29

20050727-0087375

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, Bailey Ray Tinsley, 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:

Exhibit "A"

Being the same property as conveyed to Bailey Ray Tinsley by deed of record in Book 6184, Page 66, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5989 Cane Ridge Rd., Antioch, TN 37013

(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 26th day of July, 2005.

Bailey Ray Tinsley

Bailey Ray Tinsley

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bailey Ray Tinsley 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 26th day of July, 2005.

Commission expires:

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 200[illegible]

Victor Hazelwood Notary Public

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being a tract of land known as Parcel #1 on the Reuben D. Anderson Subdivision, Section II, as recorded in Book 5200, Page 284, and more fully described as follows.

BEGINNING in the south right-of-way line of Cane Ridge Road at a point which is the northwest corner of the parcel of land belonging to the American Telephone and Telegraph Co., and also being the northeast corner of the property herein conveyed, thence South 54 degrees 24' 39" West 271.91 feet to a post; thence following the same fence line South 3 degrees 9' 42" West 328.14 feet to a post; thence leaving said fence and running North 1 degree 27' 33" East 314.59 feet to a post; thence North 74 degrees 20' 16" East 195.16 feet to a point; thence North 39 degrees 57' 25" East 108.59 feet to a point; thence North 55 degrees 37' 7" East 176.05 feet to a point in the southern right- of-way line of Cane Ridge Road;thence in an easterly direction along the right-of-way line of Cane Ridge Road, 108.59 feet to the point of beginning.

Being the same property conveyed to Bailey Ray Tinsley by Warranty Deed, dated 11/29/83, from Alice J. Tinsley of record in Book 6184, Page 66 in the Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED