Davidson County DEEDWARR
Recvd: 08/24/05 12:30 2 pg
Fees:13.00 Taxes:389.43
20050824-0101035

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Randy Rader 6307 Milbrook Road Brentwood, TN 37027	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 150-02-0; 420.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

AUBREY HIAM

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

RANDY RADER

HEREINAFTER called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Sumner County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Harbor Landing Subdivision, Section 3, of record in Plat Book 6900, page 348, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being conveyed to Aubrey Hiam by deed from Hudnall, Cohn & Abrams of TN, LLC, Substitute Trustee, of record as Instrument No. 20050822-0099560, Register's Office for Davidson County, Tennessee.

This is improved ☐ property known as 3001 High Rigger Drive, Nashville, TN 37217

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 24th day of August, 2005.

AUBREY HIAM

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **AUBREY HIAM**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 24th day of August, 2005.

NOTARY PUBLIC

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

MY COMMISSION EXPIRES:
September 22, 2007

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $105,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Linda R Shine
AFFIANT

Sworn to and subscribed to before me this 24th day of August, 2005.

NOTARY PUBLIC

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

MY COMMISSION EXPIRES:
September 22, 2007