Davidson County DEEDWARR
Recvd: 07/01/08 14:41 4 pgs
Fees:23.00 Taxes:466.20
20080701-0067943

THIS INSTRUMENT PREPARED BY:
Bell Title & Escrow, Inc.
117 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Ellis Thomas Cannady 2322 Maplecrest Drive Nashville, TN 37214	JP morgan Chase Bank 5409 Maryland Way Ste 202 Brentwood, TN 37027	08411019300

FOR AND IN 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, **Robert Dale Rader, Sherry Elaine Rader Alexander, Judy Lee Rader Cavender, and Karen Lynn Rader Ford**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ellis Thomas Cannady**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 178 on the Plan of Maplecrest of record in Plat Book 1835, pages 27 and 28, said Register's Office.

Said Lot No. 178 fronts 80 feet on the northerly margin of Maplecrest Drive and extends back 187.7 feet on the easterly line and 208.5 feet on the westerly line to a dead line in the rear, measuring 92 feet thereon.

This conveyance subject to The Plan, with Owner's Certificate, of record in Plat Book 1835, page 27 and 28, said Register's Office, which plan shows a 60 foot minimum building setback line from Maplecrest Drive and 10 foot easement for public utility purposes along rear line(s) and a 2 foot easement for phone leads along the southwesterly front corner of said lot.

Being the same property conveyed to Robert Dale Rader, Sherry Elaine Rader Alexander, Judy Lee Rader Cavender and Karen Kynn Rader Ford, by Quitclaim Deed from Carmen L. Rader and spouse, Robert E. Rader, dated 12/01/00, recorded 12/01/00, of record in Instrument No. 20001201-0117936, said Register's Office.

Carmen L. Rader and spouse, Robert E. Rader, reserved unto themselves a life estate in the above described property for as long as either of them shall live, with the right to occupy and use said property as their own during their lifetimes. Carmen L. Rader having since died on 06/18/03. Robert E. Rader having since died on 03/10/08.

This property is not now and has never been occupied by any of the Grantors, their spouses, or their dependents.

This is improved property known as: 2322 Maplecrest Drive, Nashville, TN 37214.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 30 day of May, 2008.

Robert Dale Rader

Robert Dale Rader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Dale Rader,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 30 day of May, 2008.

Ruth J. Richards

NOTARY PUBLIC

RUTH J. RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: ~~MY COMMISSION EXPIRES:~~
March 20, 2010

WITNESS my hand this 30 day of May, 2008.

Sherry Elaine Rader Alexander

Sherry Elaine Rader Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sherry Elaine Rader Alexander,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 30 day of May, 2008.

Ruth J. Richards

NOTARY PUBLIC

RUTH J. RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: ~~MY COMMISSION EXPIRES:~~
March 20, 2010

WITNESS my hand this 30 day of May, 2008.

Judy Lee Rader Cavender

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Judy Lee Rader Cavender,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 30 day of May, 2008.

Ruth J. Richards
NOTARY PUBLIC

RUTH J. RICHARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: ~~MY COMMISSION EXPIRES:~~ **March 20, 2010**

WITNESS my hand this 16th day of ~~May~~ June 3rd, 2008.

Karen Lynn Rader Ford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen Lynn Rader Ford,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 16th day of ~~May~~ June 3rd, 2008.

Donna Reece
NOTARY PUBLIC

DONNA REECE NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

My Commission Expires: 2/28/2012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

E. Scott Bell
Affiant

Subscribed and sworn to before me this 16th day of June, 2008.

Sondra Reece
NOTARY PUBLIC

My Commission Expires: 2/28/2012

