WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/08 09:58 3 pgs
Fees:18.00 Taxes:1073.00
20080718-0073741

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

$ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 4-29-11

(AFFIX SEAL)

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Bader	Same	103-03-101.00
(NAME)	(NAME)	
5005 Dakota Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

Jared A. Becton and Amity C. Becton, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David M. Bader and wife, Cathy R. Bader,

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:

Land in Davidson County, Tennessee, being part of Block 18, on the Plan of The Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition to Nashville, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the southerly margin of Dakota Avenue, formerly Fourth Avenue, 110 feet westwardly from the westerly margin of Fiftieth Avenue North, formerly Ninth Street; thence with the southerly margin of Dakota Avenue, westwardly 50 feet; thence southwardly parallel with the Fiftieth Avenue, 160 feet; thence eastwardly parallel with Dakota Avenue, 50 feet; thence northwardly 160 feet to the point of beginning.

Being the same property conveyed to Andrew Cook Rodgers, unmarried, and Corey Elizabeth Hicks, unmarried by Deed from Barbra S. Thompson, a single person, dated February 6, 2004, of record in Instrument Number 20040211-0016538, Register's Office for Davidson County, Tennessee. Said property having been further conveyed to Jared A. Becton and Amity C. Becton, husband and wife, by Deed from Andrew Cook Rodgers, and wife, Corey Elizabeth Hicks, N/K/A Corey Rodgers, dated August 25, 2006, of record in Instrument Number 20060829-0106648, Register's Office for Davidson County, Tennessee.

~~This instrument is executed on behalf of Amity C. Becton by Jared A. Becton as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.~~

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5005 Dakota Ave., 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 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 our hands this 17th day of July, 2008.

Jared A. Becton

Amity C. Becton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 17th day of July, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Jared A. Becton and Amity C. Becton, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 17th day of July, 2008.

Commission expires: 1-20-2009

Notary Public



I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 11/30/09

