BOX 13
14705

Davidson County DEEDWARR
Recvd: 12/09/08 14:45 2 pgs
Fees:13.00 Taxes:74.00
20081209-0118906

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$20,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|4 DAY OF December, 2008
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3/20/2010
| (AFFIX SEAL)

LaTrace McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom Rader & Nelson Torres 5979 Caneridge Rd. Caneridge, TN 37013	New Owner	Map 75.06 Parcel 40

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, we,

Psyanita M. Elmore, unmarried and Laverdia McCullough, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tom Rader and Nelson Torres

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 Lot No. 286 on the Plan of Hermitage Estates Subdivision, Section 2, of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Psyanita M. Elmore and Laverdia McCullough by deed from James W. Hinkle, III and wife, Leigh Ann Beatty Hinkle dated March 17, 1994 of record in Book 9286, Page 756, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 3700, Page 23, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 3924, Page 25, and in Book 3952, Page 881, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4206 Samoa Drive, Hermitage, TN 37076**
(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 hand(s) this 5th day of December, 2008.

Psyanita M. Elmore
Psyanita M. Elmore

La Verdia McCullough
Laverdia McCullough

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Psyanita M. Elmore, unmarried and Laverdia McCullough, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of December, 2008.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076