File No. 210020387

WARRANTY DEED

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER GREATER, FOR THIS TRANSFER IS $147,880.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DA OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/6/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey M. Harris	First American Real Estate Tax Service Escrow Reporting DAL-07	10507305
(NAME) 614 Moore Ave	(NAME) 8435 Stemmons Freeway	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Dallas, TX 75247	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Danny Rader and Leah R. Jensen-Rader, husband and wife,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Lindsey M. Harris, unmarried**, hereinafter called the grantee(s), HER 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 the east one half (1/2) of Lot No. 21 on the Plan of Moore Property Subdivision, as of record in Book 137, Page 91, Register's Office for Davidson County, Tennessee. The Plan does not show dimensions but according to the deeds, said part of said Lot fronts 50 feet on the North side of Moore Avenue and runs back between parallel lines 148.5 feet to an alley.

Being the same property conveyed to DANNY RADER AND LEAH R. JENSEN-RADER, HUSBAND AND WIFE AS JOINT TENANTS by deed from DAVID W. HINSON, AN UNMARRIED MAN of record in Instrument No. 20040302-0023640 on 02/20/2004 and filed for record on 03/02/2004, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Book 137, Page 91, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimprove ☐

This is improve ☒ property, known as 614 Moore Ave, Nashville, TN 37203
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), HER 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.

BILL GARRETT, Davidson County
Trans:T20100019945 DEEDWARR
Recvd: 04/06/10 10:39 2 pgs
Fees:13.00 Taxes:547.16
20100406-0025567

Witness my/our hands this 25th day of March, 2010.

Danny Rader

Leah R. Jensen-Rader

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Danny Rader and Leah R. Jensen-Rader, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 25th day of March, 2010.

Commission expires: 9/25/13

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. BARRETT, JR.
WILLIAMSON COUNTY

File Number: 210020387

RETURN TO:

RETURN TO:

Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
4402