BILL GARRETT, Davidson County
Trans:T20100021560 DEEDWARR
Recvd: 04/12/10 13:30 2 pgs
Fees:13.00 Taxes:241.43
20100412-0027508

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Thomas Eugene Rader and wife,
Holly Rader
245 Overby Rd
Antioch, TN 37013

SEND TAX BILL:
NEW OWNER

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, Tennessee 37087

MAP AND PARCEL:
Map148-03
Parcel 186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sarah Smith, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Thomas Eugene Rader and wife, Holly Rader** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Overby Hill, of record in Book 8250, page 661, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert K. Russell and wife Sarah Smith-Russell by deed from Ellen J. Overby of record in Book 10300, page 424, Register's Office for Davidson County, Tennessee, dated December 20, 1996. And being the same property conveyed to Sarah Smith, f/k/a Sarah Smith-Russell by Quitclaim Deed from Robert K. Russell of record in Instrument 200411150137099, Register's Office for Davidson County, Tennessee, dated November 5, 2004.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.
>
> This is improved property known as 245 Overby Rd, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1 day of April, 2010.

Sarah Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Sarah Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 1 day of April, 2010.

Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $65,250.00.

AFFIANT

Subscribed and sworn to before me this 1 day of April, 2010.

ASHLEY RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 8-6-2013