BILL GARRETT, Davidson County
Trans:T20100038627 DEEDWARR
Recvd: 06/24/10 15:08 2 pgs
Fees:13.00 Taxes:673.40
20100624-0049512

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2010050005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $182,000.00

Sworn to and subscribed before me this 3rd day of June, 2010.

Affiant

Notary Public

My Commission Expires November 28, 2011

FATIMA E. ROBERTSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:
Dustin S. John
820 Restover Court
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
108-040-137.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Eric S. Rader, a married man** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dustin Squire John and wife, Elizabeth Kristen John**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 325 on the Plan of Larchwood, Section 6, of record in Plat Book 6250, Page 235, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric S. Rader, unmarried by Warranty Deed dated September 30, 2002 from Billy G. Jones and wife, Andrea S. Jones, of record in Instrument No. 20021001-0119155, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

The undersigned declares under penalty of perjury, the subject property has never been used by his spouse as a principal residence.

This is improved property known as **820 Restover Court, Nashville, TN 37214.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 3rd day of June, 2010.

Eric S. Rader by Mark Dougall as his attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mark Dougall with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the Attorney-in-fact for Eric S. Rader the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Eric S. Rader, the within named bargainor(s) by the said Mark Dougall as such Attorney-in-Fact.

Witness my hand and official seal, at office at Franklin, Tennessee on this 3rd day of June, 2010.

E. Mannix
Notary Public
My Commission Expires: 11/22/10

