State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $55,000.00

Subscribed and sworn before me this the 11th day of March, 2011.

(Affix Seal)

PIERCE JENNIFER R. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Notary Public

My Commission Expires: 1-6-14

WARRANTY DEED

2011033

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
216 Centerview Drive, Suite 100 Brentwood, Tennessee 37027

Address of new owner:
Adam Keafer and Erin Hardesty
101 Rose Street
Nashville, TN 37210

Send tax bills to:
New owner

Map 119-02-0, Parcel 148

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Wallace W. Rader

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Adam Keafer and Erin Hardesty, both unmarried, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lots 53 and 54 in the Plan of the Resubdivision of Lots 7,8,9,10 and parts of Lots 6, 11, 12 and 13, Cumberland Nurseries Plan, as of record in Plat Book 332, Page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being all of the same property conveyed to Wallace W. Rader, a single person by deed dated 8/23/96 from Bertie F. Johnson Lesikar, Raymond Rader, Wayne Rader, Margaret Simmons, William Rader and Helen Sloan of record in Book 10167, Page 733, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2011, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 101 Rose Street, Nashville, TN, 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110015869 DEEDWARR
Recvd: 03/17/11 10:52 2 pgs
Fees:13.00 Taxes:203.50
20110317-0020983

Subscribed and sworn before me this the 11th day of March, 2011.

Wallace W. Rader

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Wallace W. Rader , , the bargainor(s), with whom I am personally acquainted or 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 and official seal this 11th day of March, 2011.

My commission expires: 1-6-14

Notary Public

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY