| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 30539-04-2012**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,184,400.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 19th day of April, 2012.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>David S. Rader<br>Beth Thornton Rader<br>5070 Villa Crest Drive<br>Nashville, TN 37220 | **Send Tax Bills To:**<br>NEW OWNERS | **Tax Information:**<br>Map and Parcel No.:<br>145 000 08600 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beth Thornton Rader, David S. Thornton, Ray C. Thornton and Steven P. Thornton, as to a 67% ownership interest, and Beth Thornton Rader, Trustee of the Annie C. Thornton Annuity Trust u/a dated March 17, 1993, as to a 33% ownership interest,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **David S. Rader and wife, Beth Thornton Rader** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5070 Villa Crest Drive, Nashville, TN 37220

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20120036658 DEEDWARR
Recvd: 05/18/12 09:31 9 pgs
Fees:48.00 Taxes:4382.28
20120518-0043127

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 19th day of April, 2012.

Beth Thornton Rader

David S. Thornton

Ray C. Thornton

Steven P. Thornton

Beth Thornton Rader, Trustee of the Annie C. Thornton Annuity Trust u/a Dated March 17, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Beth Thornton Rader,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Beth Thornton Rader, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David S. Thornton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 19th day of April, 2012.

Beth Thornton Rader

Steven P. Thornton

David S. Thornton

Beth Thornton Rader, Trustee of the Annie C. Thornton Annuity Trust u/a Dated March 17, 1993

Ray C. Thornton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Beth Thornton Rader**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2012.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Beth Thornton Rader, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2012.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David S. Thornton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2012.

Notary Public

My Commission Expires:

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ray C. Thornton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2012.

_____
Notary Public

My Commission Expires:

STATE OF California
COUNTY OF Stanislaus

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steven P. Thornton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~19th~~ 18th day of April, 2012.

_____
Notary Public

My Commission Expires: 10-17-2013

VP01 MARK A. KLEINGARTNER VP01
COMM. #1865586
NOTARY PUBLIC - CALIFORNIA
STANISLAUS COUNTY
My Comm. Expires October 17, 2013

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of STANISLAUS

On 04-18-2012 (Date) before me, MARK A. KLEINGARTNER, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared STEVEN P. THORNTON (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Place Notary Seal Above

MARK A. KLEINGARTNER
COMM. #1865586
NOTARY PUBLIC - CALIFORNIA
STANISLAUS COUNTY
My Comm. Expires October 17, 2013

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: WARRANTY DEED

Document Date: 04-18-2012 Number of Pages: —

Signer(s) Other Than Named Above: —

**Capacity(ies) Claimed by Signer(s)**

| Signer's Name: STEVEN P. THORNTON | Signer's Name: — |
|---|---|
| ☐ Corporate Officer — Title(s): _____ | ☐ Corporate Officer — Title(s): _____ |
| ☑ Individual | ☐ Individual |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Attorney in Fact | ☐ Attorney in Fact |
| ☐ Trustee | ☐ Trustee |
| ☐ Guardian or Conservator | ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer Is Representing: SELF | Signer Is Representing: _____ |
| RIGHT THUMBPRINT OF SIGNER — Top of thumb here | RIGHT THUMBPRINT OF SIGNER — Top of thumb here |

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Item #5907

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of April, 2012.

Beth Thornton Rader

Steven P. Thornton

David S. Thornton

Beth Thornton Rader, Trustee of the Annie C. Thornton Annuity Trust u/a Dated March 17, 1993

Ray C. Thornton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Beth Thornton Rader,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2012.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Beth Thornton Rader, Trustee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2012.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David S. Thornton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2012.

Notary Public

My Commission Expires:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ray C. Thornton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2012.

Notary Public

My Commission Expires: Feb. 12, 2014

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steven P. Thornton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2012.

Notary Public

My Commission Expires:

## ACKNOWLEDGMENT

State of California
County of Los Angeles )

On April 14, 2012 before me, Edison Bautista, Personal Banker
(insert name and title of the officer)

personally appeared Ray C. Thornton,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

EDISON BAUTISTA
Commission # 1879994
Notary Public - California
Los Angeles County
My Comm. Expires Feb 12, 2014

Signature _____ (Seal)

# EXHIBIT "A"

A tract of land in the 7th Civil District of Davidson County, Tennessee, being more particularly described from deeds of record as follows: Beginning at the southeast corner of R. A. Harris property, said point being a common corner to the original tract as conveyed to Juanita L. Moorehead, as of record in Book 1072, page 5, Register's Office for Davidson County, Tennessee; thence north 3 degrees east 627 feet to a point in the south boundary of Villa Estates Subdivision, as of record in Book 3600, page 66, Register's Office for Davidson County, Tennessee, said point being a corner to L. C. Anderson; thence south 87 degrees east 778.8 feet with said subdivision boundary to a point in the west boundary of Lakeview Manor Subdivision, as of record in Book 2133, pages 39 and 40, Register's Office for Davidson County, Tennessee; thence south 3 degrees west 990 feet to a point, said point being a common corner to Radnor Lake property (George A. Collin, Trustee); thence south 71 degrees 30 minutes west 575 feet with said Radnor Lake north property line to the southeast corner of property conveyed to Miriam M. Yarbrough, as of record in Book 1179, page 295, Register's Office for Davidson County, Tennessee; thence north 17 degrees west 267 feet to the northeast corner of said Yarbrough's property; thence north 26 degrees west 300 feet to the point of beginning, containing 18 acres, more or less.

Being the same property conveyed to Beth Thornton Rader, David S. Thornton, Ray C. Thornton and Steven P. Thornton, an undivided 67% interest as tenants in common, and Beth Thornton Rader, Trustee of the Annie C. Thornton Annuity Trust u/a dated March 17, 1993, an undivided 33% interest, by deed dated July 20, 2001, from Spencer P. Thornton, unmarried, of record in Instrument No. 20010724-0078468, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.