BILL GARRETT, Davidson County
Trans:T20130075066 DEEDWARR
Recvd: 08/29/13 15:06 3 pgs
Fees:18.00 Taxes:1050.80
20130829-0091502

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Kelly Lou Miller
1684 Glenridge Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
Churchill Mortgage
761 Old Hickory Blvd Ste 400
Brentwood, TN 37027

MAP	**143-12**
GROUP	**B**
PARCEL	**100.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($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, **Daniel L. Rader and Leah R. Jensen-Rader, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Kelly Lou Miller**#, hereinafter called the GRANTEE, 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 Lot No. 100 on the Plan of Final Plat First Revision, Riverside, Phase 3, of record in Instrument No. 20010404-0032691,Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel L. Rader and Leah R. Jensen-Rader, husband and wife by deed dated ~~June 19, 2002 from Rockford Realty and Construction of record in Instrument No. 20020627-0077821, Register's Office for Davidson County, Tennessee.~~ March 25, 2010 from Linda Kinsey, unmarried of record in Instrument No. 20100331-0024189, Register's Office for Davidson County, Tennessee

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **1684 Glenridge Drive, Nashville, Tennessee 37221.**

unmarried

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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.

WITNESS our hands this the **26th** day of **August, 2013.**

Daniel L. Rader

Leah R. Jensen-Rader

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Daniel L. Rader and Leah R. Jensen-Rader, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of August, 2013.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 5/3/2016

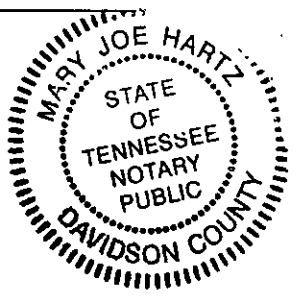
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $284,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of August, 2013.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 5/3/2016