BILL GARRETT, Davidson County
Trans:T20140005470 DEEDWARR
Recvd: 01/24/14 08:25 2 pgs
Fees:13.00 Taxes:458.80

20140124-0006600

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 21ST DAY OF JANUARY, 2014.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dusty Van De Walker and Jeanette Hudzietz-Rodriguez, joint tenants with right of survivorship	Same as new owner	04115000400
	(NAME)	
3908 Bellshire Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael Edward Rader and wife, Cathy Ann Rader, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dusty Van De Walker and Jeanette Hudzietz-Rodriguez, joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that 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. 411, ON THE PLAN OF BELLSHIRE ESTATES, SECTION B, OF RECORD IN PLAT BOOK 2331, PAGES 128 AND 129, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL EDWARD RADER AND WIFE, CATHY ANN RADER BY DEED FROM WILLIAM J. SMITH, OF RECORD IN BOOK 5768, PAGE 422, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3908 Bellshire Court, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 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 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 my/our hand(s) this 21st day of January, 2014.

WARRANTY DEED
(Continued)

Michael Edward Rader

Cathy Ann Rader

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Edward Rader and wife, Cathy Ann Rader, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of January, 2014.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072