This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $181,000.00.

Affiant

Subscribed and sworn before me this the 14th day of March, 2014.

Notary Public
My commission expires: 11-26-16

MARY JANE KNOX STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20140018323 DEEDWARR
Recvd: 03/19/14 09:51 2 pgs
Fees:13.00 Taxes:669.70
20140319-0022592

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jase P Rader 547 Harding Place Nashville, TN 37211	Churchill Mortgage Corp. 761 Old Hickory Blvd., #400 Brentwood, TN 37027	147-2-98

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVE DESOTO, MARRIED, AND ANTHONY DESOTO, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JASE P. RADER, MARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 on the Plan of battery Crest, Section II, as of record in Book 2900, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and legal description.

Being the same property conveyed to Steve DeSoto, married and Anthony DeSoto, married, as joint tenants with rights of survivorship, by deed from Ray A Sparkman, unmarried dated August 2, 2013 of record in 20130812-0084317, said Register's Office.

Subject property was an investment property, and is not, nor was ever, a marital residence for Grantor(s).

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 547 Harding Place, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of March, 2014.

Steve DeSoto

Anthony DeSoto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steve DeSoto, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of March, 2014.

My commission expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony DeSoto, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of March, 2014.

My commission expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY