BILL GARRETT, Davidson County
Trans:T20140056722 DEEDWARR
Recvd: 08/04/14 15:26 2 pgs
Fees:13.00 Taxes:1332.00

20140804-0069846

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Donaldson Radbill and Stephanie Renee Radbill	FARMINGTON MORTGAGE	155160A14700CO
(NAME) 5804 Deer Estates Drive	(NAME) 2002 RICHARD JONES RD, SUITE 300A	
(ADDRESS) Nashville, TN 37221	(ADDRESS) NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Brett Alden Baier and Jane Ellen Campbell, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Scott Donaldson Radbill and Stephanie Renee Radbill, husband and wife,** hereinafter called the Grantees, their 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. 253 of Traceside, Section Five, according to the plan of record in Book 9700, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

BEING the same property conveyed to Brett Alden Baier and wife, Jane Ellen Campbell by Warranty Deed from Centex Homes, a Nevada General Partnership and Centex International, Inc., a Nevada Corporation dated August 29, 1997, of record in Book 10592, page 731, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 5804 Deer Estates Drive, Nashville, TN 37221

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, has 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 our hands this **31st** day of **July, 2014**.

Brett Alden Baier

Jane Ellen Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Brett Alden Baier and Jane Ellen Campbell, husband and wife**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **July, 2014**.

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

My commission expires: