Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-23533

File #14-1423

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael G. Raider and Pamela J. Raider, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John M. Roberson, Jr. and Teresa B. Roberson, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Re-Subdivision of Lot 11, Block 1, Stokes Tract of record in Instrument No. 20060629-0078150, Register's Office for said County, to which plan reference is herby made for a more complete and accurate description.

The Grantor hereby grants and conveys to the Grantee, its heirs, successors and or assigns, an easement for paved driveway, ingress and egress for Sharondale Drive, and applicable parking and turn areas intended to serve said Lot No. 1 and that may be located in apart on the adjoining Lot No. 2 of said subdivision. Said easement is to run with the land.

This property is conveyed subject to a like easement as described in the above paragraph that is reserved for the owner of Lot 2, its heirs, successors, and or assigns, that is intended to serve said Lot No. 2 that may be currently located in part on said Lot No. 1. Said reserved easement on Lot No. 1 is to run with the land.

Being the same property conveyed to Michael G. Raider and Pamela J. Raider, husband and wife, by Warranty Deed from The Bacon Group, Inc., dated August 31, 2007, of record as Instrument No. 20070907-0107726, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2517 Sharondale Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 4th day of December, 2014.

Michael G. Raider

Pamela J. Raider

BILL GARRETT, Davidson County
Trans:T20140092439 DEEDWARR
Recvd: 12/10/14 14:34 2 pgs
Fees:13.00 Taxes:2201.50
20141210-0113171

State of Tennessee)
County of Davidson)

On this 4th day of December, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael G. Raider and Pamela J. Raider, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 595,000.00.

Affiant

Sworn and subscribed before me on this the 4th day of December, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:
John M. Roberson, Jr.
2517 Sharondale Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
117-2-234.00