WARRANTY DEED

ET-15-3608

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-07-15

(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas G. Ponder	FirstBank	
110 Glen Echo Drive	(NAME) 318 Seaboard Lane, Ste 205	
(ADDRESS) Smyrna, TN 37167	(ADDRESS) Franklin, TN 37067	151-10-0-A-169.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JANICE S. RADER, Married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS G. PONDER, A SINGLE MAN, hereinafter called the Grantee(s), 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 138, VILLAGES OF LONG HUNTER P.U.D., PHASE 2, as shown on plat of record in Instrument No. 20020515-0059732, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Janice S. Gotthlieb, a married woman by Warranty Deed from Patrick F. Henry, married, recorded on the 30th day of August, 2007 in Instrument No. 20070830-0104492, in the Register's Office of Davidson County, Tennessee. Janice S. Gotthlieb is now known as Janice S. Rader, being one in the same person.

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

William T. Rader, spouse of Janice S. Rader, joins in this conveyance for the purpose of conveying any marital interest he may have in said property.

unimproved ( )

This is improved (X) property, known as 1756 Londonview Place, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 1st day of May, 2015.

Janice S. Rader

William T. Rader

BILL GARRETT, Davidson County
Trans:T20150040145 DEEDWARR
Recvd: 05/22/15 14:05 2 pgs
Fees:13.00 Taxes:469.90
20150522-0047598

STATE OF Tennessee

COUNTY OF Wilson

On this the 1st day of May, 2015, before me personally appeared Janice S. Rader, and William T. Rader to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of May, 2015.

Notary Public

My Commission Expires: 10-05-15



(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520