BILL GARRETT, Davidson County
Trans: T20150058184 DEEDWARR
Recvd: 07/17/15 09:20 2 pgs
Fees: 13.00 Taxes: 1572.50
20150717-0069878

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me as of the 14th day of July, 2015.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
David L. Schenkel & Kendra K. Schenkel 6121 Nolensville Pike Nashville, TN 37211	SAME	18200014800, 18200015000 & 18200014900

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Tom Rader and Holly Rader**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **David L. Schenkel and Kendra K. Schenkel, husband and wife,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Parcel 1: 5989 Cane Ridge Road Antioch, TN 37013.

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Reuben Anderson Subdivision, Section Two of record in Plat Book 5200, Page 284, in the Register's Office for Davidson County, Tennessee, more fully described as follows:

Beginning in the south right-of-way line of Cane Ridge Road at a point which is the northwest corner of the parcel of land belonging to the American Telephone and Telegraph Co., and also being the northeast corner of the property herein conveyed, thence South 54 degrees 24' 39" West 271.91 feet to a post; thence following the same fence line South 3 degrees 9' 42" West 328.14 feet to a post; thence leaving said fence and running North1 degree 27' 33" East 314.59 feet to a post; thence North 74 degrees 20' 16" East 195.16 feet to a point; thence North 39 degrees 57' 25" East 108.59 feet to a point; thence North 55 degrees 37' 7" East 176.05 feet to a point in the southern right-of-way line of Cane Ridge Road; thence in an easterly direction along the right-of-way line of Cane Ridge Road, 108.59 feet to the point of beginning.

Being the same property conveyed to Tom Rader by warranty deed from Bailey Ray Tinsley of record in Instrument No. 20050727-0087375 Register's Office for Davidson County, Tennessee, dated 07/26/2005 and recorded on 07/27/2005.

Parcel 2: 5983 Cane Ridge Rd Antioch, TN 37013.

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Reuben Anderson Subdivision, Section Two of record in Plat Book 5200, Page 284, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Holly Rader by quitclaim deed from Tom Rader of record in Instrument No. 20051014-0124307 Register's Office for Davidson County, Tennessee, dated 10/04/2005 and recorded on 10/14/2005, and re-recorded in Instrument No. 20060210-0016494 of said Register's Office.

Parcel 3: 5979 Cane Ridge Road Antioch, TN 37013.

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Reuben Anderson Subdivision, Section Two of record in Plat Book 5200, Page 284, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Holly Rader by quitclaim deed from Tom Rader of record in Instrument No. 20051014-0124307 Register's Office for Davidson County, Tennessee, dated 10/04/2005 and recorded on 10/14/2005, and re-recorded in Instrument No. 20060210-0016494 of said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 284, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 14th day of July, 2015.

Tom Rader

Holly Rader

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Tom Rader and Holly Rader with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 14th day of July, 2015.

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

My Commission Exp._____