THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150072517 DEEDWARR
Recvd: 08/26/15 11:54 2 pgs
Fees:13.00 Taxes:967.55
20150826-0086477

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christopher Rademaker and Jodi Rademaker 304 Milner Court Nashville, Tennessee 37211	New Owner	147-03-O-010.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JAMES BAKKE, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **CHRISTOPHER RADEMAKER and JODI RADEMAKER, husband and wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Lot 66, Section I, Plan of Battery Crest Subdivision as shown on plat of record in Plat Book 2900, Page 91, 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 James Bakke, by Special Warranty Deed from EMC Mortgage Corporation, of record in Instrument No. 20040218-0018468, dated 2/11/2004, Register's Office for Davidson County, Tennessee.

NOTE: This was never the residence of the Grantor.

This is improved property known as **304 Milner Court, Nashville, Tennessee 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **24th** day of **August, 2015**:

James Bakke

James Bakke

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES BAKKE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of August, 2015.

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 9-23-18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $261,500.00.

Ashley Mill

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2015:

J Anderson

Notary Public

My Commission Expires: _____



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018