Map &Parcel 114 00 0 052.00 & 114 00 0 053.00

This Instrument Prepared By:
Williamson County Escrow and Title, Inc.
133 Holiday Court, Suite 208
Franklin, Tennessee 37067
(615) 790-9678

SEND TAX STATEMENTS TO:
SAME AS NEW OWNER

New Owner:
Larry D. Rader
302 N Garner Street
Springfield, TN 37172

Mortgage Holder:
N/A

BILL GARRETT, Davidson County
Trans:T20150092287 DEEDQC
Recvd: 10/29/15 13:40 3 pgs
Fees:18.00 Taxes:721.50
20151029-0110232

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, receipt and legal sufficiency of which are hereby acknowledged, Betty Rader, "Grantor" does convey, devise, grant and quitclaim unto Larry D. Rader "Grantee", his heirs and assigns forever, all of Grantor(s) right, title and interest in and to the following two tracts of real property located in Davidson County, Tennessee, and being described as follows:

Tract One: Being the Southwest part of Lot No. 2 on the map of the division of the lands of William Gover, deceased, of record in Minute Book H, page 487, of the county court for said county, and described according to a copy of a survey thereof made by Erle Drake, county surveyor, January 24, 1924, as follows:

Beginning at a stake at the original Southwest corner of said Tract No. 2 which was a tract of 103 acres more or less, and being a corner of the lands conveyed to W.I. Moore and wife, by Deed of record in Book 1255, page 307, Register's Office for said county; thence with Moore's Easterly line and along what was formerly Stafford or Hailey's line as follows: North 64 ½ degrees East 16.4 poles to a post, North 41 degrees East 16.3 Poles to a post, North 25 degrees East 35.6 poles to a stake in the Southwest corner of the property conveyed to Mrs. Lizzie Hulan by Deed of record in Book 982, page 98, said Register's Office, also being the Northwest corner of this tract; Thence South 87 degrees East, along Ms. Hulan's South line crossing Overall Creek in all 93.6 poles to a stake at Ms. Hulan's inner corner, and continuing with her line South 8 degrees West 53.7 poles to a stake in the North line of the lands of Archie Hulan; thence with the North line of said Archie Hulan's land, North 87 degrees West, crossing Overall Creek, in all 126 poles to the beginning, containing 34.6 acres, more or less.

Being the same property conveyed to Roy Douglas Rader by warranty deed of Emmet Evans and wife, Pearl Evans of record in Book 1390, page 34, Register's Office of Davidson County, Tennessee.

Tract Two: Being part of Lot No. 3 on the map of the division of the lands of William Gover, deceased, of record in Minute Book H, page 487, of the county court for

said county, also being Lot No. 6 in the division of the G.W. Hulan Estate, described as follows:

Beginning at the Northwest corner of the original tract and running thence South 86 degrees East with Hailey's and E.R. Hulan's line 150 poles to an iron pin; thence South 2 degrees West 15 poles to an iron pin; thence North 88 degrees West with the line of tract allotted to W.J. Stephens and A.E. Hulan 150 poles to an iron pin; and thence North 2 degrees East 15 poles to an iron pin; the beginning, containing 14 ¾ acres, more or less.

Being the same property conveyed to Roy D. Rader and wife, Dorothy S. Rader by warranty deed of Mary Lou Rader of record in book 3768, page 223, Register's Office of Davidson County, Tennessee. Dorothy S. Rader having predeceased Roy D. Rader said property vested in Roy D. Rader by operation of law as the surviving tenant by the entirety.

Roy Douglas Rader, one in the same person as, Roy D. Rader died July 9, 2002 and pursuant to Compromise and Settlement Agreement attached as exhibit to Affidavit of record at Instrument No. 20150707-0065573, Register's Office of Davidson County, Tennessee, Betty Rader was vested with an interest in the above described property.

IN WITNESS WHEREOF, this instrument is executed this the 28th day of Oct, 2015.

Betty Rader
BETTY RADER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Betty Rader, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 28th day of Oct, 2015.

Stephen L Meyer
Notary Public

My Commission Expires:

3-6-18

STEPHEN L MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, is One Hundred Ninety Five Thousand Dollars ($195,000.00).

Betty Rader
AFFIANT

Sworn to and subscribed before me this 28th day of Oct, 2015.

Stephen L Meyer
NOTARY PUBLIC

My Commission Expires: 3-6-18

STEPHEN L MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY