Davidson County DEEDWARR
Recvd: 12/21/15 11:02 3 pgs
Fees:18.00 Taxes:1961.00

20151221-0127893

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-8-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elisabeth Lindell	Highlands Residential Mtg Ste 750	
(NAME)	(NAME)	155 227
8421 Poplar Creek Road	12001 N Central Expressway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHARON Y. WILLIAMS-RADECIC, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELISABETH LINDELL AND ERIC HASKINS LINDELL, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being described as follows, to wit:

Beginning at an iron pin corner on the south R/W of Poplar Creek Road, 25 feet from the center of same, said corner being the northwest corner of this tract and the northeast corner of tract 4, thence along said R/W south 85 deg. 01' east a distance of 73.60 feet to a point; thence by same north 83 deg. 15' east a distance of 102.82 feet to a point; thence by same north 71 deg. 26' east a distance of 102.28 feet to a point; thence by same north 64 deg. 55' east a distance of 92.64 feet to an iron pin corner, thence the northeast corner of this tract and adjoins the land of Schrader, now or formerly; thence leaving the road and along the west lines of Schrader, south 3 deg. 58' 25" west a distance of 939.19 feet to the southeast corner of this tract; thence by lands of McClain, South 84 deg. 04' west a distance of 160 feet to the southwest corner of this tract and the southeast corner of tract 4; thence by the west lines of tract 4, north 8 deg. 34' 42" west a distance of 885.94 feet to a place of beginning containing 5.237 acres.

Being the same property conveyed to Keith Radecic and wife, Sharon Y. Williams-Radecic, by deed from Russell Edward Robertson and wife, Christine Mary Robertson, of record in Instrument No. 20030319-0036092, Register's Office for Davidson County, Tennessee. Keith Radecic, unmarried, conveyed his interest in said property to Sharon Y. Williams-Radecic, unmarried, by Quitclaim Deed of record in Instrument No. 20100412-0027218, said Register's Office.

This conveyance is subject to all easements and restrictions of record.

unimproved
This is improved x property, known as 8421 Poplar Creek Road, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 17 day of December, 2015.

SHARON Y. WILLIAMS-RADECIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 17 day of December, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith