WARRANTY DEED

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Karen McCallie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 4-25-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher James Radek	Wilson Bank & Trust	161100A13200CO
(NAME)	(NAME)	
5316 Hunters Ridge	1436 W. Main St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amy Ruth Franklin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher James Radek and Katrina Grace Radek, husband and wife,** 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 Lot No. 108 on the Plan of Villages of Brentwood, Phase Two, of record in Book 6250, Page 169, amended in Book 6941, Page 199, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amy Ruth Franklin by Warranty Deed from Mark E. Lonsway and wife, Donna F. Lonsway, dated on March 14, 2008, of record in Instrument No. 20080325-0029922, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 5316 Hunters Ridge, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20160027843 DEEDWARR
Recvd: 04/06/16 10:01 2 pgs
Fees: 13.00 Taxes: 714.10

20160406-0032858

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/our hands this 4th day of April, 2016.

Amy Ruth Franklin

State of Tennessee
County of Williamson

Personally appeared before me Amy Ruth Franklin, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of April, 2016.

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

File No.: 11089

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Comm. Expires
November 13, 2017