(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20160030000 DEEDWARR
Recvd: 04/13/16 12:27 2 pgs
Fees:13.00 Taxes:1100.38
20160413-0035404

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $297,400.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2016.

Notary Public

My commission expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wilbur S. Mardis **Betty J. Mardis**	**New Owner**	**Map/Parcel: 172-04-0-A-016.00**
1413 Timber Ridge Circle		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Jennifer L. Rader, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wilbur S. Mardis and Betty J. Mardis, 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, Tennessee, being Lot No. 61 on the Plan of Phase One, Highlands of Brentwood (formerly Brentwood Highlands), of record in Book 9700, Page 773, revised in Book 9700, Page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer L. Rader and William Rader by Warranty Deed from Debra A. Locurto and Chris N. Locurto, married, of record in Instrument No. 20130528-0053501, dated May 23, 2013, Register's Office for Davidson County, Tennessee. Jennifer L. Rader and William Rader having since divorced. And being the same property conveyed to Jennifer L. Rader by Quitclaim Deed, from William Rader, of record in Instrument No. 20160413-0035403, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Book 9700, Page 857, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11189, Page 612, Book 11356, Page 815, Book 11629, Page 906, Instrument No. 20020722-0087704 and Instrument No. 20021121-0144877, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7461, Page 773 and Book 7461, Page 805, Register's Office for DAVIDSON County, Tennessee.
Easement for Ingress and Egress of record in Book 11189, Page 612, Register's Office for DAVIDSON County, Tennessee.
Easement to BellSouth of record in Book 11608, Page 467, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to HOA of record in Book 11629, Page 909 and Instrument No. 20040827-0103643, Register's Office for DAVIDSON County, Tennessee.

Charter for HOA of record in Book 11595, Page 872, Register's Office for DAVIDSON County, Tennessee.
All matters for plat of record in Book 9700, Page 773, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Book 11356, Page 840, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1413 Timber Ridge Circle, Nashville, TN 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 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 hand(s) this 13th day of April, 2016.

X _____
Jennifer L. Rader

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jennifer L. Rader, unmarried , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2016.

_____
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

File #: **160158SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027