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Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-1472TN

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ San Diego

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of June, 2016.

Notary Public

KELLY K. JEFFERSON
COMM. #1981921
Notary Public - California
San Diego County
My Comm. Expires June 14, 2016

Commission Expiration: June 14, 2016

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jase P. Rader and Allison Shae Rader 1316 Shelton Avenue Nashville, TN 37216	InterLinc Mortgage Services, LLC 10013 N Sam Houston Pkwy N #200 ~~SAME AS NEW OWNER~~ Houston TX 77064	07207003000

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Theodore Williams, a married person,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jase P. Rader and Allison Shae Rader, 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:

Property known as 1316 Shelton Avenue Nashville, TN 37216, County of Davidson

Land in Davidson County, Tennessee being the Easterly portion of Lot No. 19 on the Plan of a part of the Mora Sharpe Lands, of record in Book 547, Page 114, Register's Office for said County, described according to a survey made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated 4/22/1977, Job No. W2-14606-7, as follows:

Said portion of said Lot No. 19 fronts 50 feet on the Southerly margin of Shelton Avenue and extends back 257 feet on the Easterly line of said Lot No. 19 and 254 feet, more or less (234.4 feet, more or less, according to prior deeds) on the Westerly line to a dead line in the rear, measuring 63 feet thereon.

Being the same property conveyed to Theodore Williams, a married person, by deed from Allen Lee Zirker and wife,Eleanor R. Zirker dated 7/23/2015, recorded 7/28/2015 filed of record in Instrument No. 20150728-0074242, said Register's Office.

Said property was used by the Grantor for investment purposes only.

Tax Map and Parcel ID is as follows 07207003000

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1316 Shelton Avenue, Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20160049194 DEEDWARR
Recvd: 06/10/16 09:18 2 pgs
Fees:13.00 Taxes:1628.00
20160610-0058784

LTE File No.: 16-1472TN

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 unemcumbered, 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 1st day of June, 2016.

Theodore Williams

STATE OF CALIFORNIA
COUNTY OF San Diego

On this 1st day of June, 2016, before me personally appeared **Theodore Williams, a married person**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 1st day of June, 2016.

Notary Public

Commission Expiration: June 14, 2016

KELLY K. JEFFERSON
COMM. #1981921
Notary Public - California
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