WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160053502 DEEDWARR
Recvd: 06/23/16 09:58 2 pgs
Fees: 13.00 Taxes: 555.00

20160623-0063988

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2016

Notary Public:

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mary E. Rader	Movement Mortgage, LLC	Parcel ID:
212 Cumberland Trace	841 Seahawk Circle	073160A21200
Nashville, TN 37214	Virginia Beach, VA 23452	

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

Arthur Joseph Godfrey, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mary E. Rader , an unmarried woman

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:

BEING Lot No. 212 on the Plan of Cumberland Trace, as of record in Plat Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in The Cumberland Trace Homeowners Association, all as described in Book 6218, Page 528, said Register's Office, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Arthur Joseph Godfrey by deed from Telenia Brooks and husband, Chad E. Brooks, of record in Instrument 20040202-0012712, dated January 30, 2004, and re-recorded in Instrument 20040421-0045512, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 6218, Page 528, as amended in Instrument 20090825-0080066; Book 6218, Page 563, as amended in Instrument 20040405-0038158, and Rules and Regulations of record in Instrument 20151103-0112087, and corrected in Instrument 20151110-0114516, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 724, said Register's Office.; (3) Easement to Comcast of record in Instrument 20130517-0050098, said Register's Office; (4) Greenway Easement of record in Instrument 20011024-0116288, said Register's Office; (5) Easement for Spring of record in Book 635, Page 618 and Book 1422, Page 179, Register's Office for said County; (6) 20 foot Roadway Easement of record in Book 1878, Page 164 and Book 2753, Page 60, said Register's Office; (7) Flowage Easement of record in Book 2203, Page 189, Register's Office for said County; (8) Deed to USA of record in Book 2281, Page 177, Register's Office for said County; (9) Easement for Well of record in Book 3571, Page 194, and Book 4215, Page 423, Register's Office for said County; (10) Sewer Easement of record in Book 6113, Page 475, and Book 4373, Page 83, Register's Office for said County; (11) Ingress and Egress Easement of record in Book 1126, Page 461, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( ) property, known as 212 Cumberland Trace, Nashville, TN 37214

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 21st day of June, 2016.

Arthur Joseph Godfrey

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 Arthur Joseph Godfrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.