(2)

| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Avenue - Suite 550<br>Nashville, Tennessee 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2016.<br>Notary Public<br>MY COMMISSION EXPIRES: 1/6/2018<br>(AFFIX SEAL) |

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alan Fox | owner | MAP 103-03 |
| 5005 Dakota Avenue | | PARCEL 101.00 |
| Nashville, TN 37209-3533 | | |
| (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, **David M. Bader and wife, Cathy R. Bader**

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

HEREINAFTER CALLED THE GRANTEES, HIS 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 part of Block 18, on the Plan of The Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition to Nashville, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the Southerly margin of Dakota Avenue, formerly Fourth Avenue, 110 feet Westwardly from the Westerly margin of Fiftieth Avenue North, formerly Ninth Street; thence with the Southerly margin of Dakota Avenue, Westwardly 50 feet; thence Southwardly parallel with the Fiftieth Avenue, 160 feet; thence Eastwardly parallel with Dakota Avenue, 50 feet; thence northwardly 160 feet to the point of beginning.

Being the same property conveyed to David M. Bader and wife, Cathy R. Bader by Warranty deed from Jared A. Becton and Amity C. Becton, husband and wife of record in Instrument No. 20080718-0073741 Register's Office for Davidson County, Tennessee, dated July 17, 2008 and recorded on July 18, 2008.

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.

This is IMPROVED property known as **5005 Dakota Avenue; Nashville, TN 37209**

BILL GARRETT, Davidson County
Trans: T20160095883 DEEDWARR
Recvd: 10/31/16 10:41 2 pgs
Fees: 13.00 Taxes: 1258.00
20161031-0114670

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hand this the 28th day of October, 2016.

David M. Bader

Cathy R. Bader by David M. Bader, her attorney in fact

Cathy R. Bader by David M. Bader, Attorney-in-Fact

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 **David M. Bader** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of October, 2016.

My Commission expires 1-6-20

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Notary Public

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 **David M. Bader** 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 on behalf of **Cathy R. Bader**, as her Attorney in Fact, as the free act and deed of the within named **Cathy R. Bader**.

Witness my hand and official seal this the 28th day of October, 2016.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN