THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16099194**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 21st day of October, 2016. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160096340 DEEDWARR
Recvd: 11/01/16 09:10 2 pgs
Fees:13.00 Taxes:1905.50
20161101-0115190

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Rader and Sarah Rader 196 Kenner Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 116-04-0-033.01

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Meredith Amanda McGraw n/k/a Meredith McGraw Bishop, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Rader and Sarah Rader, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 28 and that part of a 10 foot reserved strip immediately in the rear of same on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Beginning on the northeasterly margin of Kenner Avenue, at a point 66 feet southeasterly from the corner of Lots Nos. 27 and 28, said point being the southeast corner of the property conveyed to H.H. Piper and wife, by deed from Mrs. Alice Criswell, of record in Book 1019, Page 251, said Register' s Office; thence with said Piper' s southeasterly line, northeasterly 106 feet, more or less, to the northerly line of a 10 foot reserved strip; thence with said line, eastwardly 118 feet, more or less, to the northwest corner of the property conveyed to G. Miller Barnett and wife, by deed from Frank K. Blair and wife, of record in Book 767, Page 223, said Register' s Office; thence with said Barnett' s northwesterly line, southwestwardly 190 feet, more or less, to the northeasterly margin of Kenner Avenue; thence with said Avenue, northwestwardly 68 feet to the beginning.

Being the same property conveyed to MEREDITH AMANDA MCGRAW, by deed from ALFREDO J. ARTILES and wife, ANGELA ARZUBIAGA, of record in Instrument No. 20040629-0077033, dated June 25, 2004, said Register's Office.

Darren Livingston Bishop joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 116-04-0-033.01.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Plat Book 421, page 100, said Register's Office.

This is improved property located at 196 Kenner Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of October, 2016.

Meredith Amanda McGraw n/k/a n/k/a Meredith McGraw Bishop

Darren Livingston Bishop

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Meredith Amanda McGraw n/k/a Meredith McGraw Bishop and Darren Livingston Bishop, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2016.

Notary Public

My Commission Expires: _____

ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018