THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210762**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $549,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2017. Notary Public My Commission Expires: 7.2.18

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Gregory A. Sowd and Ashley L. Sowd 5922 E. Ashland Drive Nashville TN 37215	Send Tax Bills To: Prime Lending 18111 Preston Rd. Ste 900 Dallas, TX 75252	Tax Information: Tax Parcel ID No. 144-12-0-033.00

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, **Dale R. Christians, Successor Trustee of The Mary Dale Rader Living Trust, established by the Revocable Trust Agreement of Mary Dale Rader, dated June 5, 2008** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory A. Sowd and Ashley L. Sowd, husband and wife**, ("Grantees"), its 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 Lot(s) 54, as shown on the plan of Otter Creek Hills, of record in Plat Book 2900, pages 110 and 111, 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 George Marion Rader and wife, Mary Dale Harrison Rader, by deed from Claude Dunn Construction Company, Inc., of record in Book 4315, page 197, dated March 3, 1969, said Register's Office.

George Marion Rader died on or about February 12, 1990, leaving Mary Dale Harrison Rader as the surviving tenant by the entirety.

Mary Dale Harrison Rader conveyed her interest in the subject property to Mary Dale Rader, Trustee of The Mary Dale Rader Living Trust, established by the Revocable Trust Agreement of Mary Dale Rader, dated June 5, 2008, by deed of record in Instrument No. 20080613-0060965, dated June 5, 2008, said Register's Office. The said Mary Dale Rader died December 9, 2016.

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 2017 and subsequent years for Map-Par. 144-12-0-033.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

BILL GARRETT, Davidson County
Trans:T20170027946 DEEDWARR
Recvd: 04/03/17 14:10 2 pgs
Fees:13.00 Taxes:2031.30
20170403-0032339

Matters shown on the Plan of record in Plat Book 2900, pages 110 and 111, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7720, page 750, said Register's Office.

This is improved property located at 5922 E. Ashland Drive Nashville TN 37215

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 30th day of March, 2017.

Dale R. Christians, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dale R. Christians with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Successor Trustee of the Mary Dale Rader Living Trust, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of March, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017