WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/17 14:29 6 pgs
Fees:33.00 Taxes:1332.00
20170721-0074083

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF JULY, 2017.,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Vance Watters	New Owner	114 00 0 052.00
(NAME)	(NAME)	
PO Box 191		
(ADDRESS)	(ADDRESS)	
Selma, OR 97538		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Sixty Thousand And No/100 Dollars ($360,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Larry D. Rader, Samuel Herbert Rader, Leanne R Snider, Claudia Paul, Kathilu Mote and Teresa Giuliani**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Vance Watters, a single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract One: Being the Southwest part of Lot No. 2 on the map of the division of the lands of William Gover, deceased, of record in Minute Book H, page 487, of the county court for said county, and described according to a copy of a survey thereof made by Erle Drake, county surveyor, January 24, 1924, as follows:

Beginning at a stake at the original Southwest corner of said Tract No. 2 which was a tract of 103 acres more or less, and being a corner of the lands conveyed to W.I. Moore and wife, by Deed of record in Book 1255, page 307, Register's Office for said county; thence with Moore's Easterly line and along what was formerly Stafford or Hailey's line as follows: North 64 1/2 degrees East 16.4 poles to a post, North 41 degrees East 16.3 Poles to a post, North 25 degrees East 35.6 poles to a stake in the Southwest corner of the property conveyed to Mrs. Lizzie Hulan by Deed of record in Book 982, page 98, said Register's Office, also being the Northwest corner of this tract; Thence South 87 degrees East, along Ms. Hulan's South line crossing Overall Creek in all 93.6 poles to a stake at Ms. Hulan's

inner corner, and continuing with her line South 8 degrees West 53.7 poles to a stake in the North line of the lands of Archie Hulan; thence with the North line of said Archie Hulan's land, North 87 degrees West, crossing Overall Creek, in all 126 poles to the beginning, containing 34.6 acres, more or less.

Being the same property conveyed to Roy Douglas Rader (single) by Warranty Deed from Emmett Evans and wife, Pearl Evans, dated May 15, 1946, and recorded May 24, 1946, at Book 1390, page 34, in the Register's Office for Davidson County, Tennessee.

Tract Two: Being part of Lot No. 3 on the map of the division of the lands of William Gover, deceased, of record in Minute Book H, page 487, of the county court for said county, also being Lot No. 6 in the division of the G.W. Hulan Estate, described as follows:

Beginning at the Northwest corner of the original tract and running thence South 86 degrees East with Hailey's and E.R. Hulan's Line 150 poles to an iron pin; thence South 2 degrees West 15 poles to an iron pin; thence North 88 degrees West with the line of tract allotted to W.J. Stephens and A.E. Hulan 150 poles to an iron pin; and thence North 2 degrees East 15 poles to an iron pin; thence beginning, containing 14 3/4 acres, more or less.

Being the same property conveyed to Roy D. Rader and wife, Dorothy S. Rader by Warranty Deed from Mary Lou Rader dated July 12, 1962 and recorded June 16, 1964 in Book 3768, Page 223, in said Register's Office for Davidson County, Tennessee. Dorothy S. Rader having predeceased Roy D. Rader, vesting said property in Roy. D. Rader as surviving tenant by the entirety.

REGARDING TRACTS ONE AND TWO: Roy D. Rader died on July 9, 2002, and pursuant to Compromise and Settlement Agreement attached to Affidavit of record as Instrument No. 20150707-0065573, in said register's office, Roy D. Rader's widow, Betty D. Rader, was awarded a 52% interest in the subject property, and children Leanne R. Snider, Claudia Paul, Larry Douglas Rader, Kathilu Mote, Teresa Giuiani and Samuel Herbert Rader were awarded the remaining 48% interest in the subject property, in equal shares of 8% each.

The said Betty Rader transferred her 52% interest in the subject property to Larry D. Rader (a/k/a Larry Douglas Rader) by Quitclaim Deed dated October 28, 2015, and recorded October 29, 2015, as Instrument No. 20151029-0110232, in said Register's Office for Davidson County, Tennessee, thus resulting in Larry D. Rader having a 60% undivided interest in the subject property and Leanne R. Snider, Claudia Paul, Kathilu Mote, Teresa Giuiani and Samuel Herbert Rader each having an 8% undivided interest in same.

The same 48% undivided interest in the property was also conveyed to Leanne R. Snider, Claudia Paul, Larry D. Rader, Kathilu Mote, Teresa Giuliani, and Samuel H. Rader, all equal shares of Eight percent (8%) each, as tenants in common, by Executor's Deed from Betty Rader, Executor of the Estate of Roy Douglas Rader, deceased, by Executor's Deed dated May 18, 2017 and recorded May 23, 2017 in Instrument No. 20170523-0051028, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 7498 Charlotte Pike, Nashville, TN 37209

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, has 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 hands this 14th day of July, 2017.

Larry D. Rader by Larry D. Rader Attorney in fact

Larry D. Rader

Samuel Herbert Rader by Larry Rader, Attorney-in-Fact

Leanne R Snider by Larry D. Rader, Attorney-in-Fact

Claudia Paul by Larry D. Rader, Attorney-in-Fact

Kathilu Mote by Larry D. Rader, Attorney-in-Fact

Teresa Giuliani by Larry D. Rader, Attorney-in-Fact

File Number: FRN-173781FC

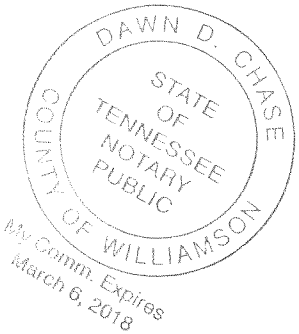
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry D. Rader, with whom I am personally acquainted or proved to me on the basis of staisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of July, 2017.

Notary Public

My Commission Expires: 3/6/18



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

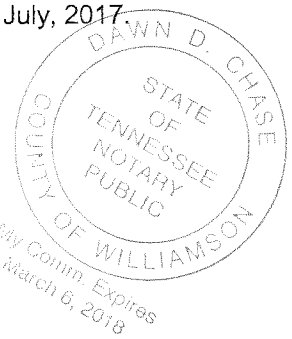
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Larry Rader, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Samuel Herbert Rader, as his Attorney In Fact, under Power of Attorney bearing Instrument No **20170721-0074078** egister's Office for Davidson County, Tennessee as his Attorney In Fact, and who acknowledged the execution of the same to be the free act and deed of Larry Rader, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 14th day of July, 2017.

Notary Public

My Commission Expires:

3/6/18



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Larry D. Rader, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Leanne R. Snider, as her Attorney In Fact, under Power of Attorney bearing Instrument N **20170721-0074080** egister's Office for Davidson County, Tennessee as her Attorney In Fact, and who acknowledged the execution of the same to be the free act and deed of Larry Rader, under said Power of Attorney.

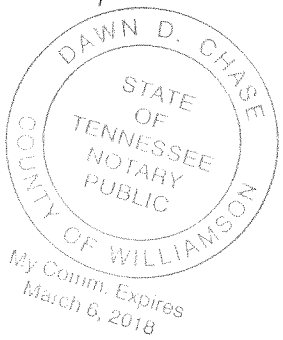
Witness my hand and official seal at office in Franklin, Tennessee, this the 14th day of July, 2017.

Notary Public

My Commission Expires:

3/6/18

File Number: FRN-173781FC



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Larry D. Rader, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Claudia Paul, as her Attorney In Fact, under Power of Attorney bearing Instrument **20170721-0074082** Register's Office for Davidson County, Tennessee as her Attorney In Fact, and who acknowledged the execution of the same to be the free act and deed of Larry Rader, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 14th day of July, 2017.

Notary Public

My Commission Expires:

3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Larry D. Rader, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kathilu Mote, as her Attorney In Fact, under Power of Attorney bearing Instrument **20170721-0074081** Register's Office for Davidson County, Tennessee as her Attorney In Fact, and who acknowledged the execution of the same to be the free act and deed of Larry Rader, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 14th day of July, 2017.

Notary Public

My Commission Expires:

3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Larry D. Rader, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Teresa Giuliani, as her Attorney In Fact, under Power of Attorney bearing Instrument **20170721-0074079** Register's Office for Davidson County, Tennessee as her Attorney In Fact, and who acknowledged the execution of the same to be the free act and deed of Larry Rader, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 14th day of July, 2017.

Notary Public

My Commission Expires:

3/6/18

File Number: FRN-173781FC

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

