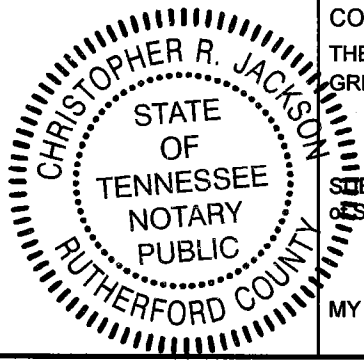
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nela Rader	Nela Rader	073-1-O-235.00
(NAME)	(NAME)	
3917 Moss Rose Drive	3917 Moss Rose Drive	Davidson County DEEDWARR Recvd: 09/07/17 09:00 3 pgs Fees:18.00 Taxes:851.00 **20170907-0091861**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Turner, Jr., Trustee for the Ted E. Turner Revocable Living Trust u/a/d February 24, 2000 and Virginia Tameron Hedge**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nela Rader and Randy Rader, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 22, on the plan of Moss Rose Heights Subdivision, Section No. 2, of record in Plat Book 1424, Page 109, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Theodore E. Turner and wife, Pegine H. Turner by Warranty Deed from Joseph N. Foster and wife, Ana E. Foster dated 10/21/1968, recorded 10/22/1968, of record in Book 4280, Page 601, in the Register's Office for Davidson County, Tennessee. The said Pegine H. Turner aka L. Pegine Hill having since died on January 24, 2017, leaving Virginia Tameron Hedge as her sole heir at law.

Being the same property conveyed to Ted E. Turner, Trustee and his successors in trust, of the Ted E. Turner Revocable Living Trust, its successors and assigns by Quit Claim Deed from Ted E. Turner, dated 02/24/2000, recorded 03/14/2000, of record in Instrument No. 20000314-0026254, in the Register's Office for Davidson County, Tennessee. Ted E. Turner died on January 9, 2017.

This conveyance is subject to (1) All matters shown on the plat of record in Book 1424, Page 109, (2) Covenants, conditions, easements and restrictions of record in Book 1153, Page 283, and (3) Agrement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4192, Page 111, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3917 Moss Rose Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 ~~18th~~ 5th day of ~~August~~ September, 2017.

Robert Turner, Jr., Trustee for the Ted E. Turner Revocable Living Trust u/a/d February 24, 2000

Virginia Tameron Hedge

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Virginia Tameron Hedge**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of September, 2017.

Notary Public
My Commission Expires: 08/17/2019

SANDRA S. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Turner, Jr. with whom I am personally acquainted and who proved himself to be the Trustee of the Ted E., Turner Revocable Living Trust u/a/d February 24, 2000, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and ~~Official~~ seal this 5th day of September, 2017.

Notary Public
My Commission Expires: 08/17/2019

SANDRA S. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

File No.: 01288-36008
SMG TN Warranty Deed

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

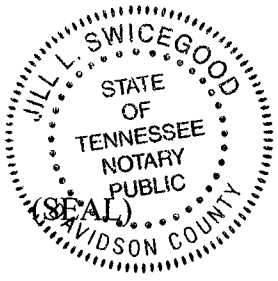
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018