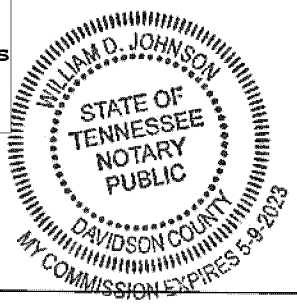
WARRANTY DEED

Karen Johnson Davidson County
Batch# 518307 DEEDWARR
11/18/2020 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.43
20201118-0135910



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Norman M. Locke	AMERICAN PACIFIC MORT. CORP.	064 08 0 014.00
(NAME)	(NAME)	
4765 Kennysaw Drive	3000 LAVA RIDGE CT STE. 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	ROSEVILLE CA 95661	
(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, I/we **Shawna D. Rader and Nathan D. Rader Sr., wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Norman M. Locke, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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 all of Lot 336 on the Plan of Section Four, Sherwood Forest, of record in Plat Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shawna D. Rader and Nathan D. Rader Sr., wife and husband by Quit Claim Deed from Shawna D. Fellows N/K/A Shawna D. Rader and Nathan Rader Sr., wife and husband, dated 05/08/2019 and recorded 05/08/2019, of record in Instrument 201905080043293; and being the same property conveyed to Shawna D. Fellows and Nathan Rader Sr., wife and husband by Warranty Deed from James W. Wilson and wife, Kam M. Wilson, dated 05/17/2016 and recorded 05/25/2016, of record in Instrument 201605250052541, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2020 have been paid and prorated as of the day of closing and assumed by the Grantee herein, all subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4460, Page 182-183, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 4704, Page 448, 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 ☒ 4765 Kennysaw Drive, Old Hickory, TN 37138

(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), his/her/their 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), his/her/their 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.

Effective the 13th day of November, 2020.

Shawna D. Rader

Nathan D. Rader Sr.

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shawna D. Rader and Nathan D. Rader Sr., 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of November, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202011180135910

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY