File No. 250400795

WARRANTY DEED

Return to: JD

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: . 1/4/08

(AFFIX SEAL)

H. ANTHONY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Anderson	New Owner	135-11C-13.00
(NAME)	(NAME)	
328 Long Hunter Court		
(ADDRESS)	(ADDRESS)	
Nashville,, TN 37217	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/03/05 14:59 2 pgs
Fees:13.00 Taxes:584.60
20050503-0049413

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, Patrick E. Wade, Jr and wife, Laura Lynn Wade, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David E. Anderson***, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 13, Horizontal Property Regime Private Element Plat, Phase One, Nashboro Village, Tract 18, as shown by plat of record in Plat Book 11700, page 48, amending Book 9700, Page 968, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Patrick E. Wade, Jr. a single person by deed from Westminister Homes of Tennessee, Inc. of record in Instrument No. 20010829-0093740 Register's Office for said County.

This conveyance is subject to any and all zoning regulation, building restrictions and set back lines, if any, easements and rights – of – way for public utilities.

Laura Lynn Wade is joining in on this conveyance to convey and any all interest she has in said property.

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 328 Longhunter Court, Nashville, TN
(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 heirs and 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 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.

*unmarried

Witness my/our hand(s) this.

Laura Lynn Wade

Patrick E. Wade Jr.

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patrick E. Wade, Jr. and Laura Lynn Wade, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 4/28/2005.

My Commission Expires:
5/23/06

Notary Public

WALTER E. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 250400795

RETURN TO:
Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129