File No. 271000017

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/07 15:28 4 pgs
Fees:23.00 Taxes:839.90
20071024-0125890

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
William K. Wade	NEW OWNER	146-12-2.00
(NAME) 5009 Trousdale Dr.	(NAME) 4910 Atwood Drive	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville, TN 37220	
(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, WE, **ALICE TOWNES AND JOHN T. HUNTER, AS TENANTS IN COMMON, AND CALVIN S. HUNTER AND WIFE, CICELIA R. HUNTER, AS TO THEIR LIFE ESTATE INTEREST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM K. WADE AND WIFE, KIMBERLY C. WADE**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 259, on the Map of Section Three, Crieve Hall Estates, as shown by plat of record in Plat Book 2133, Page 59, 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 Alice Townes and John T. Hunter, as tenants in common, by QuitClaim Deeds from C.S. Hunter (also known as Calvin S. Hunter) and wife, Cicelia R. Hunter, as filed of record in Instrument Nos. 20041228-0152663 and 20050107-0002930, Register's Office for said County.

And previously being the same property conveyed to Calvin S. Hunter and wife, Cicelia R. Hunter by deed from Lewis E. Gaines and Joe Gaines, of record in Book 2245, Page 236, Register's Office for said County.

Calvin S. Hunter and wife, Cicelia R. Hunter hereby join in this conveyance for the purpose of conveying their life estate interest they currently hold in this property.

This conveyance is Subject to all matters as set forth per Plat Book 2133, Page 59, Register's Office of said County.

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 5009 Trousdale Dr., Nashville, TN 37220
(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 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 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 my/our hands this 4th day of October, 2007.

John T. Hunter

Alice Townes by John T. Hunter her Attorney-in-Fact

Alice Townes by John T. Hunter her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John T. Hunter, 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 at office this 4th day of October, 2007.

Commission expires: June 20, 2011

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, John T. Hunter, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Instrument No. 20071024-0125889, Registers Office for Davidson County, Tennessee, the Attorney-in-Fact of Alice Townes (herein called the "Maker"), or a 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 as the free act and deed of the Maker on this 4 day of October, 2007.

My Commission Expires:.

June 20, 2011

Notary Public.

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my/our hands this 3rd day of October, 2007.

Calvin S. Hunter

Cicelia R. Hunter

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Calvin S. Hunter 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 seal this 3rd day of October, 2007.

REBECCA K. WARREN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Rebecca K Warren
Notary Public

MY COMMISSION EXPIRES:
June 6, 2011

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Cicelia R. Hunter 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 seal this 3rd day of October, 2007.

REBECCA K. WARREN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Rebecca K. Warren
Notary Public

MY COMMISSION EXPIRES:
June 6, 2011

File Number: 271000017

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L. Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 30, 2011

900