AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20120031945 DEEDWARR
Recvd: 05/02/12 08:47 2 pgs
Fees:13.00 Taxes:3145.00
20120502-0037365

W & I Ref:(DM) Title No: 51228
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William H. Wade Tracy B. Wade 101 Wentworth Ave Nashville, Tennessee 37215	Mortgage Services Attn: Payment Processing P.O. Box 37148 Pittsburgh, PA 15250-7458

TAX MAP-PARCEL NUMBERS: 116160B00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$850,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Catherine R. Sheridan, as surviving tenant by the entirety,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William H. Wade and spouse, Tracy B. Wade** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson county, Tennessee, being Lot No. 1 on the Plan of The Iroquois of Nashville of record in Book 6900, pages 61 and 62, as corrected by Surveyor's Certificate of Correction of record in Book 8475, page 511, Register's Office for said County, to which Plan reference is hereby made for a complete description.

Being the same property conveyed to Gerald E. Sheridan and Catherine R. Sheridan, husband and wife, by Warranty Deed from Fred Harvey, Jr., dated October 20, 2004 and recorded on October 26, 2004, of record in Doc. No. 20041026-0128801, re-recorded in Doc. No. 20041203-0144479, Register's Office for Davidson County, Tennessee. The said Gerald E. Sheridan has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6900, pages 61 and 62, as corrected by Surveyors Certificate of Correction of record in Book 8475, page 511, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6657, page 683, Book 6684, page 243, Book 6820, page 732, Book 7523, page 828, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 101 Wentworth Avenue, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of April, 2012.

Catherine R Sheridan

Catherine Sheridan

State of TENNESSEE
County of DAVIDSON

On this 20th day of April, 2012 , before me the undersigned authority, personally appeared Catherine R. Sheridan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $850,000.00

Affiant

Sworn and subscribed before me this the 20th day of April, 2012

My Commission Expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 6, 2015

Notary Public