BILL GARRETT, Davidson County
Trans:T20120061652 DEEDWARR
Recvd: 08/17/12 14:10 2 pgs
Fees:13.00 Taxes:2590.00
20120817-0074048

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12050785

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $700,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of June, 2012.

Notary Public
My Commission Expires: May 16, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Whitman and Andrea Whitman 55 Whitworth Blvd Nashville TN 37205	New Owner	Tax Parcel ID No. 104140G14600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Allan Wade, John Franklin Wade, William Howard Wade and Scott Allan Wade as the Heirs of Nancy S. Wade** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Jason Whitman and Andrea Whitman, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 35, FINAL PLAT OF WHITWORTH, PHASE 2, as shown on plat of record in Plat Book 7900, Page 470, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Robert E. Clements to John A. Wade and wife, Nancy S. Wade as recorded on the 16th day of December, 2003 in Instrument No. 20031216-0179800 and Quitclaim Deed from John A. Wade to Nancy S. Wade as recorded on the 6th day of June, 2006 in Instrument No. 20060606-0067032, in the Register's Office of Davidson County, Tennessee. The said Nancy S. Wade having since died on April 10, 2011.

Nancy S. Wade having died intestate. Said John Allan Wade being her husband and heir and John Franklin Wade, William Howard Wade and Scott Allan Wade being her only children and heirs according to Affidavits of Heirship of record in Instruments Number 20120817-0074046 and 20120817-0074047 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF WHITWORTH, PHASE 2, as recorded in Plat Book 7900, Page(s) 470.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 8026, Page 305, amended in Book 8282, Page 45, Book 8830, Page 249, Book 8830, Page 270, Book 9144, Page 153, Book 9778, Page 27 and Instrument No. 20100615-0046543.

Terms and provisions of by-Laws recorded in Book 8026, Page 305 (Exhibit "B"), amended at Instrument No. 20020812-0097386.

Charter of Whitworth Homeowners Association recorded in Book 8090, Page 691.

Conveyance of Common Area by Quitclaim Deed recorded in Book 9778, Page 32.

This is improved property located at 55 Whitworth Blvd Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2012.

John Allan Wade

John Franklin Wade
By John Allan Wade Attorney in Fact
by John Allan Wade attorney in fact

William Howard Wade
By John Allan Wade Attorney in Fact
by John Allan Wade attorney in fact

Scott Allan Wade
By Johan Allan Wade Attorney in Fact
by John Allan Wade, Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Allan Wade personally and as the Attorney in Fact for John Franklin Wade, William Howard Wade and Scott Allan Wade, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained both individually and as attorney in fact.

Witness my hand, at office, this 29th day of June, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014