22

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120087292 DEEDWARR
Recvd: 11/15/12 11:22 4 pgs
Fees:23.00 Taxes:518.00
20121115-0105339

KAREN L. TRUSTY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

COUNTERPART

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd. Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carmen R. Burkes	Citizens Bank	151090A00100 CO
(NAME) 4317 Cambridge Drive	(NAME) 2013 Jefferson Street	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN, 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, Michelle Carter, Guardian for minor **Breanna Borlantrice Wade, an unmarried person and Britteny Olivia Wade, an unmarried person and Brandon Oliver Wade, an unmarried person,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carmen R. Burkes, an unmarried person**, hereinafter called the Grantees, their heirs and 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 Lot No. 1 on the Plan of Long Hunter Chase, Phase 1, Section 3, of record in Book 9700, page 958, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barry O. Wade by Warranty Deed from Barry Construction Co., dated December 28, 2004 of record in Instrument No. 20041229-0153824, Register's Office of Davidson County, Tennessee. Barry O. Wade died a resident of Davidson County, Tennessee on December 19, 2011 leaving a Last Will and Testament of Barry Orlando Wade, said Will being of record in the records of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket Number 12P623. Breanna Borlantrice Wade (a/k/a Breanna Wade), Britteny Olivia Wade and Brandon Oliver Wade convey the subject property as the Heirs At Will of Barry O Wade pursuant to the terms of said Will and do hereby warrant, covenant and certify that they are the sole Heirs of the said Barry O. Wade.

Michelle Carter executes this instrument as the duly authorized and appointed Guardian of Breanna Borlantrice Wade (a/k/a Breanna Wade), a minor, pursuant to that authority granted her in Order Appointing a Guardian for Limited Purpose issued the 2nd day of November, 2012 and of record in the Seventh Circuit Court of Davidson County, Tennessee Probate Division, Docket No. 12P623.

This instrument is being executed in counterpart originals. The sum of the said originals shall constitute the entire interest of the property being conveyed.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4317 Cambridge Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 Grantees, 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 our hands this 9th day of **November, 2012,**

Brandon Oliver Wade

Breanna Borlantrice Wade
Breanna Borlantrice Wade by Michelle Carter, Guardian
by Michelle Carter, Guardian

Britteny Olivia Wade
Britteny Olivia Wade

Zelda L. Wade, Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Michelle Carter, Guardian for Breanna Borlantrice Wade, a minor and Britteny Olivia Wade, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

KAREN L. TRUSTY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Witness my hand and official seal, this 9th day of **November**, 2012

Notary Public

My commission expires: 8/23/16

STATE OF VIRGINIA
COUNTY OF _____

Personally appeared before me, the undersigned authority, Brandon Oliver Wade, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this _____ day of **November**, 2012

unimproved ☐
This is improved ☒ property, known as 4317 Cambridge Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 Grantees, 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 our hands this 12 day of November, 2012,

Brandon Oliver Wade

Breanna Borlantrice Wade by Michelle Carter, Guardian

Zelda L. Wade, Executrix

Britteny Olivia Wade

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Michelle Carter, Guardian for Breanna Borlantrice Wade, a minor and Britteny Olivia Wade, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of November, 2012

Notary Public

My commission expires: February 29, 2016

STATE OF VIRGINIA
COUNTY OF FAIRFAX

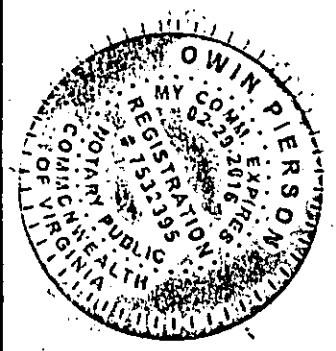
Personally appeared before me, the undersigned authority, Brandon Oliver Wade, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of November, 2012

NOTARY PUBLIC

RENE ANDINO
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

RENE ANDINO
Notary Public
Commonwealth of Virginia
My Commission Expires August 31, 2014
Registration: 7328601



Notary Public

My commission expires: February 29, 2016

OWIN PIERSON
NOTARY PUBLIC
REGISTRATION # 7532395
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 29, 2016

STATE OF VIRGINIA
COUNTY OF Arlington

Personally appeared before me, the undersigned authority, Zelda L. Wade, Executrix of the Estate of Barry O. Wade, a/k/a Barry Orlando Wade, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of November, 2012

Notary Public

My commission expires: February 29, 2016

OWIN PIERSON
NOTARY PUBLIC
REGISTRATION # 7532395
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 29, 2016

