BILL GARRETT, Davidson County
Trans:T20140053110 DEEDWARR
Recvd: 07/23/14 09:31 2 pgs
Fees:13.00 Taxes:1757.50
20140723-0065284

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)*

W & I Ref:( DM ) Title No: 53632
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Theodore B. Wade<br>Elizabeth C. Wade<br>207 Vaughns Gap Road<br>Nashville, Tennessee 37205 | NEW OWNER |

TAX MAP-PARCEL NUMBERS: 12907001500

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$475,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Patrick Walsh and Dale Walsh Graham, Co-Trustees of the Joan L. Walsh Family Trust Under the Will of Joan L. Walsh,,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Theodore B. Wade and Elizabeth C. Wade, husband and wife,** 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. 13 on the Plan of West Meade Farms, Inc., Section V of record in Book 2133, page 37, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James Patrick Walsh and Dale Walsh Graham, co-Trustees of the Joan L. Walsh Family Trust under the Will of Joan L. Walsh by Warranty Deed from James Patrick Walsh and Rosemary Walsh Plorin, Co-Executors of the Estate of Joan L. Walsh, dated December 13, 2013 and recorded on December 23, 2013 of record in Doc. No. 20131223-0129224, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Page 37, said Register's Office, which Plan shows a 150foot minimum building setback line from Vaughn's Gap Road and a 20 foot easement for public utility purposes along the rear line of said lot.

**This is improved property, known as: 207 Vaughns Gap Road, Nashville, Tennessee 37205**

**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 16th day of July, 2014.

James Patrick Walsh, Co-Trustee of the Joan L. Walsh Family Trust Under the Will of Joan L. Walsh

Dale Walsh Graham, Co-Trustee of the Joan L. Walsh Family Trust Under the Will of Joan L. Walsh

**State of** TENNESSEE
**County of** DAVIDSON

On this 16th day of July, 2014 , before me the undersigned authority, personally appeared James Patrick Walsh, Co-Trustee and Dale Walsh Graham, Co-Trustee, 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 $475,000.00

Affiant

Sworn and subscribed before me this the 16th day of July, 2014

My Commission Expires: _____

LANA M. ALESSIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

Notary Public