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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 14091996** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: ~~$226~~,497.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of October, 2014.<br><br>Notary Public<br>My Commission Expires: 8/25/18 |

CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

## WARRANTY DEED

| | | |
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| Address New Owner:<br>Michael Wade and Tiffany Wade<br>7945 Boone Trce<br>Nashville TN 37221 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>126-15-0A-125.00 CO |

**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, **Kristina Wilson and Javier Zayas-Bazan, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Wade and Tiffany Wade, 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 264, SECTION 2, BOONE TRACE AT BILTMORE, as shown on plat of record in Plat Book 9700, Pages 316 and 317, corrected by Surveyor's Certificate of Correction recorded in Book 10995, Page 618, 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 to Kristina Wilson and husband Javier Zayas-Bazan by Warranty Deed from Charles E. Gill, Jr. And wife, Lisa H. Gill, recorded on the 30th day of June, 2008 in Instrument No. 20080630-0067135, 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 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, BOONE TRACE AT BILTMORE, as recorded in Plat Book 9700, Page(s) 316 and 317, corrected by Surveyor's Certificate of Correction recorded in Book 10995, Page 618.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9342, Page 312, re-recorded in Book 9735, Page 931, amended in Book 10032, Page 813 and Instrument No. 20010717-0075902.

BILL GARRETT, Davidson County
Trans:T20140078602 DEEDWARR
Recvd: 10/20/14 09:01 2 pgs
Fees:13.00 Taxes:838.04
20141020-0096261

Charter of Boone Trace Homeowners Association recorded in Book 9607, Page 534.

Agreement for Easement and Right of Entry Agreement to Viacom Cable as set forth in instrument recorded in Book 9665, Page 420.
Conveyance of common area recorded at Instrument No. 20011119-0126831.

This is improved property located at 7945 Boone Trce Nashville TN 37221

**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 15th day of October, 2014.

Kristina Wilson by Richard Bryan, her Attorney-in-Fact

Javier Zayas-Bazan by Richard Bryan, his 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, Richard Bryan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Kristina Wilson and Javier Zayas-Bazan, of 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 on behalf of the maker.

Witness my hand, at office, this 15th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018