2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2015

Notary Public:

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

BILL GARRETT, Davidson County
Trans:T20150043831 DEEDWARR
Recvd: 06/04/15 10:09 2 pgs
Fees:13.00 Taxes:406.63
20150604-0052227

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Casundra J. Wade	Silverton Mortgage Specialists, Inc.	Parcel ID:
1029 Patio Drive	1201 Peachtree St., NE Ste. 2050	10803013600
Nashville, TN 37214	Atlanta, GA 30361	

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, we

Sandy Crane, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Casundra J. Wade and Michael A. Noechel, wife and husband
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:

Being Lot Number 132 A on the Plan of Zone Lot Division Section Six, Patio Villa of record in Plat Book 6250, Page 489 amended in Plat Book 6250, Page 570 and 571, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Sandy Crane by deed from Patricia Lee Baugus, of record in Instrument 20050119-0006574, dated January 13, 2005, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6555, Page 576, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 570 and 571, said Register's Office.

Power of Attorney of record in Instrument 20150604-0052226, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1029 Patio Drive, Nashville, TN 37214

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, have 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 my hand this 2nd day of June, 2015.

Sandra Crane by Gina Miller attorney in fact
Sandy Crane by Gina Miller, 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, the within named, Gina Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Sandy Crane as his/her/their Attorney in Fact as the free act and deed of the within named Sandy Crane.

Witness my hand and official seal at Nashville, Tennessee the 2nd day of June, 2015.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.