THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20160021079 DEEDWARR
Recvd: 03/15/16 10:57 2 pgs
Fees:13.00 Taxes:6660.00

20160315-0024427

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Wade	New Owner	MAP
323 Walnut Drive		PARCEL 116-11-0-066.00
Nashville, TN 37205-2915		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Melanie S. Balcomb and Amy M. Prichard**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Wade and Alex Wade, 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:

Land in Davidson County, Tennessee, being Lot No. 4 and the southerly half of Lot. No. 5 on the Plan of Walnut Grove Subdivision, as of record in Book 974, page 2, Register's Office for said County, and the easterly half of Glenside Avenue, now closed, described together, according to survey by John M. Sullivan, Civil Engineer, September 2, 1958, and March 3, 1959, as follows:

Beginning at point in the westerly margin of Walnut Drive; thence with the margin of said Drive North 06 degrees 54' East 150 feet to a point; thence North 85 degrees 10' West 290.10 feet to a point in the center of Glenside Avenue; thence with the center of the same South 4 degrees 30' West 83.5 feet to a point and continuing with the center of said Avenue South 2 degrees 40' East 72.5 feet to a point opposite the dividing line between Lots 3 and 4 on said Plan; thence South 86 degrees 18' East and along the continuing line between Lots 3 and 4, 274.8 feet to the beginning.

Being the same property conveyed to Melanie S. Balcomb and Amy M. Prichard by Warranty deed from Nancy J. Weaver of record in Instrument No. 20120604-0048372 Register's Office for Davidson County, Tennessee, dated May 25, 2012 and recorded on June 4, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All visible easements; (3) All matters appearing on the plan of record; (4) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **323 Walnut Drive, Nashville, TN 37205-2915.**

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 our hand(s) this the 14th day of March, 2016.

Melanie S. Balcomb

Amy M. Prichard by Melanie S. Balcomb attorney in fact

Amy M. Prichard by Melanie S. Balcomb, 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 **Melanie S. Balcomb** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of March, 2016.

My Commission expires March 3, 2020

Notary Public

DAVIDSON COUNTY, TENNESSEE R.L. MOORE STATE OF TENNESSEE NOTARY PUBLIC

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 **Melanie S. Balcomb** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **Amy M. Prichard**, as HER Attorney in Fact, as the free act and deed of the within named **Amy M. Prichard**.

Witness my hand and official seal this the 14th day of March, 2016.

My Commission expires March 3, 2020

Notary Public

DAVIDSON COUNTY, TENNESSEE R.L. MOORE STATE OF TENNESSEE NOTARY PUBLIC