Davidson County DEEDWARR
Recvd: 03/24/17 12:52 6 pgs
Fees:33.00 Taxes:2308.80
20170324-0029010

#33515

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33515-02-2017**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $624,000.00. Affiant Subscribed and sworn to before me this 21st day of March, 2017. Notary Public My Commission Expires:

GEORGE G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Margaret W. Wade Frank W. Wade 102 Wentworth Avenue Nashville, TN 37215	NEW OWNER	Map and Parcel No.: 116 16 0 B 039 00CO

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, **Jeanne Landrum Rabb and Margaret Ann Landrum and Lynn Landrum Green, Co-Executors of The Estate of Mary Nell Landrum, deceased** (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Margaret W. Wade and Frank W. Wade, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 102 Wentworth Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 21st day of March, 2017.

Margaret Ann Landrum

Margaret Ann Landrum, Co-Executor of the
Estate of Mary Nell Landrum

STATE OF Virginia
COUNTY OF Arlington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret Ann Landrum, Co-Executor of the Estate of Mary Nell Landrum, 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 for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2017.

Notary Public

My Commission Expires: 5/31/2020

CHARMAINE K CHENG
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2020
COMMISSION # 7523371

Jeanne Landrum Rabb, Co-Executor

Jeanne Landrum Rabb, Co-Executor of the
Estate of Mary Nell Landrum

STATE OF FLORIDA
COUNTY OF SARASOTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeanne Landrum Rabb, Co-Executor of the Estate of Mary Nell Landrum, 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 for the purposes therein contained.

Witness my hand, at office, this 30 day of March, 2017.

Notary Public

My Commission Expires: 10/06/2019

Notary Public State of Florida
Brenda L Crawford
My Commission FF 924807
Expires 10/06/2019

Lynn Landrum Green, Co-executor

Lynn Landrum Green, Co-Executor of the
Estate of Mary Nell Landrum

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lynn Landrum Green, Co-Executor of the Estate of Mary Nell Landrum, 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 for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2017.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Second Revision, The Iroquois of Nashville, of record in Plat Book 6900, pages 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Nell S. Looney by deed dated September 15, 1987 from MBL Associates, a Tennessee Joint Venture of record in Book 7355, page 930, Register's Office for Davidson County, Tennessee. Mary Nell S. Looney a/k/a Mary Nell Landrum died on December 25, 2016, leaving a Last Will and Testament filed for Probate in Docket No. 17P102, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Mary Nell Landrum directed that her Co-Executors administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Jeanne Landrum Rabb and Margaret Ann Landrum and Lynn Landrum Green.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 116 16 0 B 039 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for The Iroquois of Nashville, of record in Book 6657, page 683, Book 6684, page 243, amended in Book 6820, page 732, and Book 7523, page 828, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Iroquois Homeowners Association, Inc., of record in Book 8853, page 662, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, pages 61 and 62, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 6400, page 650, Register's Office for Davidson County, Tennessee.

MWWade

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

