BILL GARRETT, Davidson County
Trans:T20170030042 DEEDWARR
Recvd: 04/10/17 13:19 2 pgs
Fees:13.00 Taxes:212.14
20170410-0034887

THIS INSTRUMENT PREPARED BY:
MARTIN C. GINER, Attorney
222 Second Avenue North, Suite 360
Nashville, TN 37201
615.259.9222

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Richard B. & Mark Trotter 4800 Tranhan Road White Creek, TN 37189	Same	022-00-00 187.00

FOR AND IN CONSIDERATION of the sum of Fifty Seven Thousand Three Hundred Thirty Six Dollars and 17/100 ($57,336.17) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Barbara K. Wade, an unmarried person (the "Grantor") has bargained and sold and by these presents do transferred and convey to Richard B. Trotter and Mark Trotter as tenants in common (the "Grantee"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginnig at an iron pin in Duffey's south line, the same being Medley's northeast corner and the northwest corner of the tract herein conveyed; thence with Duffey's south line, south 88 deg. 45' 26" east crossing a 50 foot right-of-way easement known as Denby Hill Road, 749.72 feet to an iron pin; thence south 02 deg. 28' 08" west 581.15 feet to an iron pin; thence north 88 deg. 45' 26" west 749.72 feet to an iron pin in Medley's east; thence with Medley's east line, north 2 deg. 28' 08" east crossing back across said road to the beginning containing 10.00 acres, more less.

This conveyance is subject to the right of way of Denby Hill Road.

Bing the same property conveyed to Barbara Wade and James Caldwell III by Warranty Deed In Lieu Of Foreclosure from Mark Hayes of record in Book 10538 Page 414 Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Barbara Wade by Warranty Deed from James Caldwell III of record in Book 10653 Page 931 said Register's Office.

This real property known as 3712 Bear Hollow Road Whites Creek TN 37080

NOTE: The legal description set forth above is the same property description contained in the previously recorded instrument and no new boundary survey is available or performed in connecting with this transaction. There has been no title search or title insurance purchased in connection with this transaction and Grantee assume the risk associated therewith.

Possession of Property is with delivery of the deed. 2017 property taxes to be paid by Grantee.

This conveyance is subject to the following (the "Permitted Exceptions"):

1. A lien for 2017 real property taxes, which are assumed by the Grantee and to be paid by the Grantee.
2. By acceptance of the deed, Grantee acknowledges that he has satisfied himself as to the condition of the property including the mobile home on the property and all of the systems contained therein or associated therewith, including but not limited to appliances, electrical systems and fixtures, window air conditioning units, heating and air conditioning equipment, water heaters, plumbing systems and fixtures, septic systems and overflow fields, security systems, and roof; and Grantee acknowledges that the property herein conveyed is being is being

conveyed "as is" and without warranties of any kind as to the condition of the improvements or any of said systems.

3. A pro-rata up-keep of roadway easement into the property.
4. A lien retained by the Grantor for the purchase price be recorded simultaneously with this deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantee, her successors and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except as to Permitted Exceptions or as otherwise set forth herein. And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their successors and assigns, against the lawful claims of all persons, whomsoever.

WHENEVER used, the singular number shall include the plural, the plural, the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have set my hands on this 24th day of March, 2017.

Barbara Wade

Barbara Wade, an unmarried person

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Barbara Wade the within named bargainer, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of March 2017.

Martin C. Giner

Notary Public
My Commission Expires: 10-7-2019

MARTIN C. GINER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,336.17.

Barbara Wade

AFFIANT

Sworn to and subscribed before me
this 24th day of March, 2017.

Martin C. Giner

Notary Public
My Commission Expires: 10-7-2019

MARTIN C. GINER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN