WARRANTY DEED

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Teresa Anthony
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wade Properties LLC	Wade Properties LLC	062-02-0-A-075.00
(NAME)	(NAME)	
PO Box 40466	PO Box 40466	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, I, **Donald Scott Hefelfinger, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wade Properties LLC, a Tennessee limited liability company,** 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. 62-B on the Plan of River Trace Estates, Phase 1, Section 1, as of record in Book 6250, pages 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald Scott Hefelfinger, unmarried, by Warranty Deed from Clara M. Knight, unmarried, dated June 6, 2014, of record in Instrument No. 20140610-0050405, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2708 River Bend Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 6250, page 995 and Book 6250, pages 996 and 997; easement to TVA/ USA of record in Book 1163, page 341; easement to Tennessee Electric Power Board of record in Book 3959, page 595; Charter of River Trace Homeowners Association of record in Book 6851, page 363; Quitclaim Deed to Homeowners Association of record in Book 7907, page 168; Articles of Organization for Wade Properties, LLC, of record in Instrument No. 20130805-0081774; grant and indemnity agreement concerning open space/ amenities area of record in Book 7030, page 798; grant and indemnity agreement for improvements on TVA easement of record in Book 6583, page 698; restrictions of record in Book 6851, page 370 and Book 6982, page 747; By-Laws of River Trace Homeowners Association of record in Book 6851, page 390; and all of record in the Register's Office for Davidson County, Tennessee.

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.

BILL GARRETT, Davidson County
Trans:T20170051393 DEEDWARR
Recvd: 06/16/17 08:27 2 pgs
Fees:13.00 Taxes:629.00
20170616-0060363

Witness my hand this 13 day of June, 2017.

Donald Scott Hefelinger

State of Florida

County of Charlotte

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Donald Scott Hefelinger, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at City of Port Charlotte, State of Florida, this 13 day of June, 2017.

Notary Public
My Commission Expires: 10/31/2020

File No.: 25561

Nemisha Gibbons
State of Florida
My Commission Expires 10/31/2020
Commission No. GG 43563