BILL GARRETT, Davidson County
Trans: T20170058025 DEEDWARR
Recvd: 07/07/17 10:21 2 pgs
Fees: 13.00 Taxes: 1072.63
20170707-0068359

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170612291** RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215 **BOX 10-A**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $289,900.00. Affiant Subscribed and sworn to before me this 5th day of July, 2017. Notary Public My Commission Expires: November 5, 2019 KEVIN DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Theodore J. Henderson 7945 Boone Trace Nashville TN 37221	Send Tax Bills To: SAME	Tax Information: Tax Parcel ID No. 126-15-0A-125.00-CO

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, **Michael Wade and Tiffany Wade, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Theodore J. Henderson, unmarried,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 264 on the Plan of Section Two, Boone Trace at Biltmore, of record in Plat Book 9700, Pages 316 and 317, corrected by Surveyor's Certificate of Correction recorded in Book 10995, Page 618, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Wade and Tiffany Wade, husband and wife by Warranty deed from Kristina Wilson and Javier Zayas-Bazan, husband and wife of record in Instrument No. 20141020-0096261 Register's Office for Davidson County, Tennessee, dated October 15, 2014 and recorded on October 20, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 316 and 317, and Surveyors Certificate of Correction recorded in Book 10995, Page 618, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, page 657, Book 9342, page 312, Book 9735, page 931, Book 10032, page 813, Book 10306, page 817, Book 11455, page 443, Instrument No. 20000126-0008529, Instrument No. 20001211-0121618, Instrument No. 20010717-0075902 and Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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.

Charter of HOA in Book 9607, page 534, Register's Office for Davidson County, Tennessee.

Quitclaim Deed of Common Area to HOA in Instrument 200111190126831, Register's Office for Davidson County, Tennessee.
Right of Way Easement to Viacom in Book 9665, page 420, Register' s Office for Davidson County, Tennessee.
Easement to Tennessee Electric Power Co. in Book 751, page 396, Register's Office for Davidson County, Tennessee.
Easement to Southern Bell Telephone & Telegraph Co. in Book 756, page 142, Register's Office for Davidson County, Tennessee.
TVA Line Easement in Book 4207, page 514, Book 4207, page 555, Book 4225, page 587 and Book 4181, page 383, Register' s Office for Davidson County, Tennessee.
Easement for Ingress & Egress in Book 5446, page 47 and Book 3462, page 445, Register' s Office for Davidson County, Tennessee.
Drainage Easement in Book 3027, page 321 and Book 3027, page 261, Register' s Office for Davidson County, Tennessee.
Deed to State of Tennessee in Book 8975, page 753, Register's Office for Davidson County, Tennessee.

This is improved property located at 7945 Boone Trace Nashville TN 37221

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 5th day of July, 2017.

Michael Wade

Tiffany Wade

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Wade and Tiffany Wade, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of July, 2017.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018