THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

AFFIANT

Subscribed and sworn to before me this 30 day of August 2017.

Notary Public

My Commission Expires: 7/8/2019

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170077049 DEEDWARR
Recvd: 09/01/17 15:15 3 pgs
Fees:18.00 Taxes:1480.00
20170901-0090411

Address New Owner(s) As Follows:

Ruben M. Garces, et ux.
1153 Fernbank Drive
Madison, Tennessee 37115

Send Tax Bills To:

SWBC MORTGAGE CORP
9311 SAN PEDRO #100
SAN ANTONIO, TX 78216

Parcel ID Number

052-09-0-136.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

JOHN T. WADE and JANE W. WADE, as Trustees under the JOHN T. WADE AND JANE W. WADE REVOCABLE LIVING TRUST

(herein referred to as "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto

RUBEN M. GARCES and wife MONICA A. CZULEWICZ

(herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Montague Subdivision, as of record in Book 421, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed by Warranty Deed from Charles K. Hutchinson and wife, Auberta M. Hutchinson, to John T. Wade and wife, Jacqueline M. Wade, dated January 3, 1964, of record in Book 3673, Page, 277, Register's Office for Davidson County, Tennessee. Jacqueline M. Wade having died on or about September 11, 1971 and title to the property vested in John T. Wade as the surviving tenant by the entirety.

Being the same property conveyed by Warranty Deed from John T. Wade to Jane W. Wade, as a tenant by the entireties, dated February 19, 1973, of record in Book 4689, Page 835, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quit Claim Deed from John T. Wade and wife, Jane W. Wade to the John T. Wade and Jane W. Wade Revocable Living Trust, dated October 2, 1998, of record in Book 11221, Page 9, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Davidson County taxes required to be paid for the year 2017 and subsequent years. Taxes for 2017 have been prorated and assumed by the Grantees;

2. Matters shown on the Plan of Montague Subdivision, of record in Book 421, Page 129, Register's Office for Davidson County, Tennessee; and

3. Subject to the flow of the Cumberland River.

BEING improved property, known as 1153 Fernbank Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever; and Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. Grantor does further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30th day of August 2017.

John T. Wade and Jane W. Wade Revocable Living Trust

John T. Wade, Trustee

Jane W. Wade, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JOHN T. WADE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Trustee of the John T. Wade and Jane W. Wade Revocable Living Trust, the within bargainor, and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee.

WITNESS my hand and official seal at office, this 30th day of August 2017.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/8/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JANE W. WADE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Trustee of the John T. Wade and Jane W. Wade Revocable Living Trust, the within bargainor, and that she as such Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as Trustee.

WITNESS my hand and official seal at office, this 30th day of August 2017.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/8/2019