Bill Garrett Davidson County
Batch# 24611 DEEDWARR
11/09/2017 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20171109-0115806

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of November, 2017, by and between Janice Hoover, unmarried, party of the first part, and Theodore Wade, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being the easterly 43.2 feet of Lot No. 26 and the westerly 26.8 feet of Lot No. 27 in the Subdivision of part of Lot No. 16 of the Nichol Property, of record in Plan Book 2, Page 49, Chancery Court at Nashville, said portion of Lots No. 26 and 27 fronting together 70 feet on the southerly side of Tucker Street, now being Seifried Street, and run back between parallel lines, 150 feet to an alley.

FOR INFORMATION PURPOSES ONLY: 2311 Seifried Street, Nashville, TN

Being all or part of the same property conveyed to Janice W. Hoover by virtue of that certain Warranty Deed dated October 28, 2005, and being of record at Instrument No. 20051031-0131065 in the Register's Office of 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 GRANTEE(S), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Janice Hoover, by Elceria Skipper, Attorney in Fact

Janice Hoover, by Elceria Skipper, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Elceria Skipper, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Janice Hoover, and who acknowledged that he executed the same as the free act and deed of Janice Hoover.

WITNESS my hand and official seal at office this 9th day of November, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: 9.25.19

STATE OF Tennessee
COUNTY OF Davidson

Elceria Skipper, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death Janice Hoover the principal.

This 9th day of November, 2017

Elceria Skipper

WITNESS my hand and official seal at office this 9th day of November, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: 9.25.19

Property Owner & Address:	Theodore Wade 2311 Seifried St Nashville, TN 37208
Tax Parcel No	08106041600
Property Address:	2311 Seifried St. Nashville, TN 37208
MAIL TAX BILLS TO:	Owner at property address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $250,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of November, 2017.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019