Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$132,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF MARCH, 2018. Notary Public MY COMMISSION EXPIRES: NOV. 5, 2018 (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANTHONY MCKAY	**SAME**	**133-01-0-215.00**
(NAME) **627 CRIEVE ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37220**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, NORMA JEAN STUTEVILLE, ADMINISTRATOR OF THE ESTATE OF ROBERT FRANK WADE, SR., SANDRA KAY POWELL, AND NORMA JEAN STUTEVILLE, INDIVIDUALLY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY MCKAY,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 437 and part of Lot No. 438 on the Map of Sunrise Heights. Second Plan, as of record in Book 421, page 46, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 55 feet on the westerly side of Mays Avenue and run back between lines 145 feet, more or less on the south line of part of Lot No. 438 and 150.9 feet on the north line of Lot No. 437, along the south line of High Street to an alley on which they measure 55.3 feet, more or less.

Being the same property conveyed to GERALD WINFRED WADE AND WIFE, KATHERINE J. WADE, by deed from HELEN B. SHACKLETT AND HUSBAND, EARL SHACKLETT, of record in Book 2596, page 159, dated September 26, 1956, said Register's Office. Being further conveyed to VELMA KATHERINE WADE, by Final Decree from GERALD WINFORD WADE, of record in Book 3903, page 56, dated June 17, 1965, said Register's Office. Being further conveyed to ROBERT FRANK WADE, SANDRA KAY POWELL AND NORMA JEAN STUTEVILLE, by quitclaim deed from KATHERINE J. WADE, of record in Instrument No. 20060711-0083224, dated July 7, 2006, said Register's Office. The said Robert Frank Wade having since died intestate on or about February 27, 2017 pursuant to the Order Granting Administrator's Petition to Sell Real Property. (Docket No. 17P-1363). Norma Jean Stuteville was appointed Administrator.

This conveyance is subject to matters as set forth in the Plan of record in Plat Book 421, page 46; Easement granted to Middle Tennessee Electric Membership Corporation of record in Book 4241, page 955; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS.****

Unimproved ( )
This is improved(X) property, known as **3305 MAYS STREET, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 65848 DEEDWARR
03/06/2018 01:04:26 PM 2 pgs
Fees: $13.00 Taxes: $488.40

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; 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.

Witness our hands this 6th day of March, 2018.

Norma Jean Stuteville, Administrator

NORMA JEAN STUTEVILLE, ADMINISTRATOR
OF THE ESTATE OF ROBERT FRANK WADE, SR.

Norma Jean Stuteville

NORMA JEAN STUTEVILLE

Sandra Kay Powell

SANDRA KAY POWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Norma Jean Stuteville, Administrator of the Estate of Robert Frank Wade, Sr.,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of March, 2018.

My commission expires: Nov. 5, 2018

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra Kay Powell and Norma Jean Stuteville,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of March, 2018.

My commission expires: Nov. 5, 2018

Notary Public

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON