Bill Garrett Davidson County
Batch# 112322 DEEDWARR
07/03/2018 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20180703-0064469

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Kenyatta Wade
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3 DAY OF July, 2018.

NOTARY PUBLIC

My Commission expires: 8/25/18

LEIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18060058

Address of New Owner
Dante Wade
Kenyatta Wade
3321 Brome Lane
Nashville, TN 37218

Send Tax Bills To:
Same

Tax Information:
058-10-0B-026.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Emily Dawn Tackett, an unmarried woman,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Dante Wade and Kenyatta Wade, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 111, Phase One, Carrington Place, as shown on plat of record in Instrument No. 20070320-0033562, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Emily Dawn Tackett, an unmarried woman, by Warranty Deed from Nikki R. Miller, married, and John D. Henry and Phyllis J. Henry, husband and wife, dated 09/22/2014 and recorded on 09/24/2014 in Instrument No. 20140924-0087885, Register's Office for Davidson County, Tennessee.

This is property generally located:
3321 Brome Lane, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record as Instrument No. 20070320-0033562, said Register's Office.
3. Stormwater Detention Agreement of record as Instrument No. 20060503-0051461, said Register's Office.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20080215-0015254, said Register's Office.
5. Assessments as set out in the Declaration of Covenants of record as Instrument No. 20080215-0015254, said Register's Office.
6. Easements as set out in the Declaration of Covenants of record as Instrument No. 20080215-0015254, said Register's Office.

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/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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, **Emily Dawn Tackett** has/have caused this instrument to be executed, this the 3 day of July, 2018.

/Emily Dawn Tackett
Emily Dawn Tackett

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Emily Dawn Tackett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 3 day of July, 2018.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 3rd day of July, 2018.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY