Karen Y Johnson Davidson County
Batch# 146237 DEEDWARR
09/27/2018 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20180927-0096067

WARRANTY DEED

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erik M. Mager	Newowner	03209004900
(NAME)	(NAME)	
138 Warren St.		
(ADDRESS)	(ADDRESS)	
Upton, MA 01568		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Benjamin Wade, and wife, Constance Wade, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIK M. MAGER, unmarried man, 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. 130 on the Plan of First Revision, Section One, Quail Ridge, of record in Book 6900, Page 300, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Benjamin Wade and Constance Wade, husband and wife, by Warranty Deed dated November 30, 2015 from Dana D. Winbush Taylor, married and spouse, Steven B. Taylor, both by and through their attorney-in-fact, John Geaves, which Warranty Deed is recorded as Instrument No. 20151204-0122573 in the Register's Office for Davidson County, Tennessee.

See Specific Durable Power of Attorney executed by Benjamin Wade being of record as Instrument No. 20180927009606 6 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2018 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF FIRST REVISION, SECTION ONE, QUAIL RIDGE, OF RECORD IN BOOK 6900, PAGE 300, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING, BUT NOT LIMITED TO A PUBLIC UTILITY AND DRAINAGE EASEMENT RUNNING THROUGH LOT NO. 130 PER SAID PLAN; FURTHER SUBJECT TO RESTRICTIVE COVENANTS AFFECTING QUAIL RIDGE, SECTIONS I AND II, OF RECORD IN BOOK 6968, PAGE 70, SAID REGSTER'S OFFICE, AND FURTHER SUBJECT TO EASEMENTS OF RECORD AND THOSE EASEMENTS, IF ANY, THAT MAY BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 4813 Indian Summer Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, unless otherwise herein set out; 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 GRANTEE, his 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 26th day of September, 2018.

Benjamin Wade
Benjamin Wade

Constance Wade
Constance Wade

By: Constance Wade Attorney-in-Fact
Constance Wade
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Constance Wade, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Benjamin Wade, acting as that person's agent and attorney in fact, and the said Constance Wade acknowledged that she executed the foregoing instrument as agent and attorney in fact for Benjamin Wade for the purposes therein contained.

WITNESS my hand and seal, this 26th day of September, 2018.

My Commission Expires:
July 05, 2021

Deanie L. Gregory
Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

~~Return Tax~~
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Constance Wade,** the within named bargainor, with whom I am personally acquainted (or who 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 at Madison, Tennessee, this the 26th day of September, 2018

My commission expires: 07/05/2021

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

