THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34642-01-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $277,000.00. Affiant Subscribed and sworn to before me this 15th day of February, 2019. Notary Public My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Donna Geromes 2600 Hillsboro Pike #120 Nashville, TN 37212	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 117 03 0 H 120 00CO

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 of which is hereby acknowledged, **Jacob Thomas Wade and wife, Jordan Saharski Wade**, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Jacob Thomas Wade ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donna Geromes,** a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2600 Hillsboro Pike #120, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 197380 DEEDWARR
02/21/2019 09:16:49 AM 3 pgs
Fees: $18.00 Taxes: $1,024.90

20190221-0015673

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 01B-19-2600

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of February, 2019.

Jacob Thomas Wade

Jordan Saharski Wade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacob Thomas Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 1, 2018

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jordan Saharski Wade, 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, at office, this 14th day of February, 2019.

Elizabeth Ashley Bellamy
Notary Public

My Commission Expires: 2-12-2022

ELIZABETH ASHLEY BELLAMY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 2-12-2022

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 120 and Garage G-69 on the Plan of The Enclave at Hillsboro Village of record in Plat at Instrument No. 20051005-0119789, and amended in instrument No. 20060210-0016562 and amended in Instrument No. 20060919-0116052 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacob Thomas Wade, unmarried man by Warranty deed from Ryan David Bates, unmarried man of record in Instrument No. 20160104-0000086 Register's Office for Davidson County, Tennessee.