STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2019.

Notary Public
MY COMMISSION EXPIRES: 10/7/19
File No. G19-4504

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

Karen Johnson Davidson County
Batch# 210251 DEEDWARR
03/26/2019 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20190326-0027344

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Music City Financial, LLC (NAME)	NEW OWNER (NAME)	105-14-0-058
7703 North Lamar Blvd., #205 (STREET ADDRESS)	(STREET ADDRESS)	
Austin, TX 78752 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Hanley Wade and Deborah Bray, f/k/a Debra Wade, Sole Heirs of the Estates of Amanda M. Wade and Joe Edward Wade; Nicole Wade, Sole Heir of the Estate of Agnes Wade; Catina Bell, Perrionne Wigfall, Anthony Wigfall and Ronald Wigfall, Sole Heirs of the Estate of Iona Wigfall; April Wade, Teresa Wade, Michelle Wade, Renita Wade, and Narketta Russell, Sole Heirs of the Estate of Sue-Nita Wade; Norma Stanton Wade and Sean Wade, Sole Heirs of the Estate of Daniel Wade, Jr.; and William Charles Bray, Sole Heir of Carolyn Cason Bray**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Financial, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being the easterly half of Lot Number 6 and all of Lot Number 7 on the Map of J.H. White's Subdivision of Lot Number 61 in Waverly Place as of record in Book 547, Page 126, of the Register's Office for Davidson County, Tennessee.

Said part of Lot Number 6 and all of Lot Number 7 front together 63 feet 9 inches on the northerly side of Glen or Bradford Avenue, formerly Tennessee Street, and run back 162 feet, more or less, on the westerly line and 162 feet 8 inches on the easterly line, with the westerly margin of an alley, to an alley in the rear, measuring 66 feet 6 inches thereon.

Being the same property conveyed to Daniel R. Wade and wife, Amanda M. Wade by Deed dated September 10, 1974, recorded October 17, 1974, in Book 4861, Page 602, in the Register's Office of Davidson County, Tennessee. The said Daniel R. Wade predeceased Amanda M. Wade on July 14, 1980. The said Amanda M. Wade died August

12, 1981. See also Affidavit of Heirship of record in Book 7879, Page 666, dated June 26, 1989 listing Amanda M. Wade's children as follows: Joe Edward Wade, Daniel Wade, Jr., Hanley Wade, Agnes Wade, Iona Wigfall, Carolyn Cason Bray, Sue-Nita Wade, and Deborah Wade, n/k/a Deborah Bray. The said Joe Edward Wade died March 29, 1997, leaving as his sole heirs at law his siblings Daniel Wade, Jr.; Hanley Wade; Agnes Wade; Iona Wigfall; Carolyn Carson; Sue-Nita Wade; and Deborah Wade, n/k/a Deborah Bray. See Affidavits of Heirship of record in Instrument 20190326-0027241 and Instrument 20190326-0027242, said Register's Office. The said Daniel Wade, Jr. died March 30, 2001, leaving as his sole heirs at law his wife, Norma Stanton Wade and his son, Sean Wade. See Affidavits of Heirship of record in Instrument 20190326-0027238 and Instrument 20190326-0027239, said Register's Office. The said Agnes Wade died May 23, 2000, leaving as her sole heir at law her daughter Nicole Wade. See Affidavits of Heirship of record in Instrument 20190326-0027243 and Instrument 20190326-0027244, said Register's Office. The said Iona Wigfall died May 24, 1993 leaving as her sole heirs at law her children Catina Bell, Perrionne Wigfall, Anthony Wigfall and Ronald Wigfall. See Affidavits of Heirship of record in Instrument 20190326-0027245 and Instrument 20190326-0027240, said Register's Office. The said Carolyn Cason Bray died August 1, 1990 leaving as her sole heir at law her husband, William Charles Bray. See Affidavits of Heirship of record in Instrument 20190326-0027234 and Instrument 20190326-0027235, said Register's Office. The said Sue-Nita Wade died February 1, 2018, leaving as her sole heirs at law her children April Wade, Teresa Wade, Michelle Wade, Renita Wade, Rodney Wade and Narketta Russell. See Affidavits of Heirship of record in Instrument 20190326-0027236 and Instrument 20190326-0027237, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 547, Page 126, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

The signature of Anthony Wigfall is signed by his/her duly appointed Attorney-in-fact Perrionne Wigfall, pursuant to the Power of Attorney recorded in Instrument 20190326-0027311, said Register's Office.

This is improved property, known as 810 Glen Avenue, Nashville, TN 37204.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 22nd day of March, 2019.

Hanley Wade

Deborah Bray f/k/a Debra Wade
Deborah Bray, f/k/a Debra Wade

Nicole Wade
Nicole Wade

Catina Bell
Catina Bell

Perrionne Wigfall

Anthony Wigfall By AIF
Anthony Wigfall by Perrionne Wigfall, Attorney in Fact

Ronald Wigfall
Ronald Wigfall

April Wade
April Wade

Teresa Wade
Teresa Wade

Michelle Wade

Renita Wade

Rodney Wade

Narketta Russell

Norma Stanton Wade

Sean Wade

William Charles Bray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of March, 2019, before me personally appeared Nicole Wade, Catina Bell, Ronald Wigfall, April Wade, Teresa Wade, Renita Wade, Narketta Russell, Norma Stanton Wade, and Sean Wade, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 22nd day of March, 2019.

DAVIDSON SHOLAR MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of March, 2019, before me personally appeared Perrionne Wigfall, Michelle Wade, Rodney Wade, Hanley Wade, William Charles Bray and Deborah Bray, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 22nd day of March, 2019.

DAVIDSON SHOLAR MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Perrionne Wigfall, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of March, 2019.

DAVIDSON SHOLAR MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Public

My Commission Expires: 8-27-2022

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663, GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston 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: 03-08-2021

Notary's Seal:

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021