This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 210446 DEEDWARR
03/27/2019 12:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20190327-0027629

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 375,000.00

Affiant Signature

Subscribed and sworn to before me on this the 22nd day of March, 2019

Notary Public

My Commission expires 3 / 22 / 2019

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

NAME AND ADDRESS OF PROPERTY OWNER:
The Fixer, Inc.
1026 Stonehollow Way
Mount Juliet, TN 37122
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #:10514005800

WARRANTY DEED

19NT00129

Effective the 22nd day of March, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MUSIC CITY FINANCIAL, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

THE FIXER, INC.

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** 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 Music City Financial, LLC by Warranty deed from 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 recorded 3-26-2019, as instrument # 20190326-0027344.

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 20190326-0027238and 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 22nd day of March, 2019

Edward Zamora, representative of Music City Financial, LLC

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Edward Zamora, representative of Music City Financial, LLC, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 22nd day of March, 2019.

Notary Public

My commission expires: 1/31/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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.

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

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: