RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911759

Karen Johnson Davidson County
Batch# 220001 DEEDWARR
04/22/2019 09:53:32 AM 2 pgs
Fees: $13.00 Taxes: $1,265.40
20190422-0036215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00.

AFFIANT

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2019.

NOTARY PUBLIC

My commission expires: 11/3/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Wade and Mindi Wade 1150 Chickadee Circle Hermitage, TN 37076	Paul Wade and Mindi Wade 1150 Chickadee Circle Hermitage, TN 37076	098 06 0B 116.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Two Thousand and 00/100 Dollars ($342,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SAMUEL A. MINTON AND WIFE, CAROLYN Q. MINTON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **PAUL WADE AND MINDI WADE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 125-D-B, on the Plan of Bridgewater, Phase 2, Section "A" Villa Units, Lots 119D thru 135D, as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A, of record in Instrument No. 20071023-0125250 and Supplemental Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20051122-0141076, and as shown on plat of record in Instrument No. 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Samuel A. Minton and wife, Carolyn Q. Minton, by Warranty Deed from Frank Batson Homes, Inc., dated September 12, 2014 and recorded in Instrument No. 20140915-0084224, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of April, 2019.

Samuel A. Minton
SAMUEL A MINTON

Carolyn Q Minton
CAROLYN Q MINTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Samuel A Minton and wife, Carolyn Q Minton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of April, 2019.

Shannon ONeill
Notary Public

Shannon O'Neill
Printed Notary Name

My commission expires: 11/3/2020.

