Karen Johnson Davidson County
Batch# 224873 DEEDWARR
05/02/2019 12:21:48 PM 2 pgs
Fees: $13.00 Taxes: $1,202.13
20190502-0040948

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James F. Sadler, Jr. & Laura S. Sadler 2351 Traemoor Village Place Nashville, TN 37209	James F. Sadler, Jr. & Laura S. Sadler 2351 Traemoor Village Place Nashville, TN 37209	114070A-09800CO

THIS INDENTURE, made this 29th day of April, 2019 between

Paul Wade and wife, Mindi Wade

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

James F. Sadler, Jr. and wife Laura S. Sadler

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 98 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070323-0035561, amended and restated in Instrument No. 20080318-0027145, and as shown as Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul Wade and wife, Mindi Wade by Warranty Deed dated 6/25/12 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20120628-0056703, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2351 Traemoor Village Place, Nashville, TN 37209.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated

between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Paul Wade

Mindi Wade by Paul Wade attorney in fact

POA of record in Instrument No.
20190502-0040947,
Register's Office for Davidson Co. Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Paul Wade, the within named bargainors, 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 in Goodlettsville, Tennessee on this the 29th day of April, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2019, before me personally appeared Paul Wade, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Mindi Wade, and who acknowledged that he executed the same as the free act and deed of Mindi Wade

Witness my hand, at office, this 29th day of April, 2019.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $324,900.00.

Affiant

Sworn to and subscribed before me, this 29th day of April, 2019.

Karen B. Heavener State of Tennessee Notary Public Davidson County

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19