This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202715

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$590,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 26th day of March, 2020.

Notary Public
My Commission Expires 2-4-23

Karen Johnson Davidson County
Batch# 377728 **DEEDWARR**
03/26/2020 10:25:14 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00

20200326-0032831

STEPHANIE A GLENN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 26th day of March, 2020, among:

KYLE LYNN WILLIAMS AND ALLISON READ WILLIAMS, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

FRANK DARRELL WADE AND SONDRA DENISE WADE
Husband and wife

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 1-B on the Plan of Zone Lot Division of Lot No. 1 of The Resubdivision of Lot No. 3 of J. T. Jenkins Home Tract of record in Plat Book 6250, Page 172, and corrected in Book 6411, Page 176, 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 Kyle Lynn Williams and Allison Read Williams, husband and wife by Warranty deed from Real Property Concepts, LLC, a Tennessee limited liability company of record in Instrument No. 20140701-0057645 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 01, 2014.

Being also known as 1162 Sewanee Road Nashville, Tennessee 37220.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

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 undersigned have executed this instrument on the date first above written.

Kyle Lynn Williams

Allison Read Williams

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kyle Lynn Williams and Allison Read Williams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2020.

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3/7/22

Owner Name & Property Address:

Name: Melissa Miller and Melissa Miller
Address: 1162 Sewanee Road
City, State, Zip: Nashville, TN 37220

Responsible Party For Taxes:

Name: First American Mortgage Solutions
Address: 1795 International Way
City, State, Zip: Idaho Falls, ID 83402

Tax ID: 131-15-0-089.00