Karen Johnson Davidson County
Batch# 380223 DEEDWARR
04/01/2020 09:50:10 AM 2 pgs
Fees: $13.00 Taxes: $720.83

20200401-0034837

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202712

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 **$194,820.00** 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 30th day of March, 2020.

Notary Public
My Commission Expires: 6-26-21

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30th day of March, 2020, among:

PAUL WIECK, II, MARRIED

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

AND

MICHAEL CADA AND JENNIFER CADA, 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 Unit No. 28 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, as of record in Instrument No. 20061115-0141672 and amended in Instrument No. 20061117-0142842 and Instrument Number 20061213-0153595, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul Wieck, II, married by Warranty deed from R. J. York Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070910-0108551 Register's Office for Davidson County, Tennessee, dated September 06, 2007 and recorded on September 10, 2007. Being also known as 730 Spence Enclave Lane 28 Nashville, Tennessee 37210.

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.

Paul Wieck, II

Andrea Wieck

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Paul Wieck, II and Andrea Wieck**, 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 30th day of March, 2020.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Michael Cada and Jennifer Cada
Address: 730 Spence Enclave Lane
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Cardinal Financial Company
Address: 3701 Arco Corporate Drive, Ste 200
City, State, Zip: Charlotte, NC 28273

Tax ID: 094-16-0E-028.00-CO