Karen Johnson Davidson County
Batch# 738966 DEEDWARR
10/19/2021 09:41:50 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20211019-0140075

# WARRANTY DEED

WADE-H21392

ANGELA HYDE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER MY COMM. EXPIRES 10/21/2024

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF October, 2021.

(Affix Seal) Notary Public

My Commission Expires: 10/21/2024

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**PROPERTY TITLE SERVICES, LLC**
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Kevin Y. Wade and Nancy A. Wade, husband and wife | Movement Mortgage, LLC | 084.15-0-071.00 |
| 2313 Castlewood Drive | 8024 Calvin Hall Road | |
| Nashville, TN 37214 | Indian Land, SC 29707 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, 2313 CASTLEWOOD DRIVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KEVIN Y. WADE AND NANCY A. WADE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section II, Castlewood Estates, of record in Book 2331, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 100 feet on the south side of Castlewood Drive and runs back between lines 178 feet on the west line and 222.1 feet on the east line, to a deadline in the rear, on which it measures 107 feet.

Being the same property conveyed to 2313 Castlewood Drive, LLC by deed from Mike J. Urquhart, Conservator over the property of Ann C. McRedmond of record in Instrument No. 20210316-0034547, recorded on 03/16/2021, Register's Office for Davidson County, Tennessee.

Being previously the same property conveyed to Ann C. McRedmond by deed from Anthony Spencer, married of record in Book 11276, Page 664, recorded on 12/31/1998, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the plat of record in Plat Book 2331, page 91, Castlewood Estates section 2, said Register's Office, including any and all revisions, corrections and or amendments thereto of record.

Subject to restrictive Covenants of record in Book 2450, Page 469; Book 2488, Page 295, Page , said Register's office, including any revisions/amendments/corrections recorded.

Add'l Easements: Easement for sanitary sewer/storm drainage in Book 4952, Page 252.

( ) unimproved
This is( X ) improved property known as 2313 Castlewood Drive, Nashville, Tennessee 37214
.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is

unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against 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 my/our hand(s) this 15th day of October, 2021 :

2313 Castlewood Drive, LLC

By: Cody L. Hawkins, as Member

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cody L. Hawkins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be within named bargainor, and who upon his oath acknowledged himself to be the member of 2313 Castlewood Drive, LLC, a Delaware limited liability company, the within named bargainor and that as such being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company.

Witness my hand and official seal at Hendersonville, Tennessee, this 15th day of October, 2021.

Notary Public

My Commission Expires: 10/21/2024

ANGELA HYDE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024