G#35211-2 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 756478 DEEDWARR
11/17/2021 09:08:18 AM 2 pgs
Fees: $13.00 Taxes: $5,198.50

20211117-0152882

W-VRES-21-3625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,405,000.00.

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/8/25
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Plant and Debra Denise Daigle Plant	CapStar Bank	
(NAME)	(NAME)	**118-13-0Q-002.00**
3625 Wilbur Pl	2002 Richard Jones Rd Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **THOMAS W. WADE, JR. AND WIFE, JULIA B. WADE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD PLANT AND DEBRA DENISE DAIGLE PLANT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit No. "B" on the Plan of Cottages at Wilbur Place, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Cottages at Wilbur Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130409-0035031, including without limitation the By-Laws appended thereto, and Scrivener's Affidavit of record in Instrument No. 20130510-0047475, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plan of Cottages at Wilbur Place, shown on Exhibit "D" to the Declarations of record in Instrument No. 20130409-0035031, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Thomas W. Wade, Jr. and wife, Julia B. Wade by Warranty Deed from Graham Construction of TN, LLC, of record in Instrument No. 20131219-0128188, Register's Office for Davidson County, Tennessee, dated December 18, 2013 and recorded on December 19, 2013.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1424, Page 21, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Cottages at Wilbur Place with By-Laws and Charter appended thereto, of record in Instrument Number 20130409-0035031, as corrected by Scrivener's Affidavit of record in Instrument No. 20130510-0047475, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions for Cottages at Wilbur Place, of record in Instrument Number 20130409-0035031, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3625 Wilbur Pl, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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 the 16th DAY OF NOVEMBER, 2021.

Thomas W. Wade, Jr.

Julia B. Wade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS W. WADE, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIA B. WADE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212