RETURN TO:
STATEWIDE TITLE & ESCROW
4121 CLARKSVILLE PIKE #7
NASHVILLE, TN 37218

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 03-26-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,400.00

BARBARA BUCHANAN

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 25th DAY OF November, 2003

CarmenCoats
NOTARY PUBLIC

MY COMMISSION EXPIRES (AFFIX SEAL) 3-26-05

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW OF TENNESSE LLC 907 RIVERGATE PARKWAY D1, GOODLETTSVILLE, TN 37072

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
RUTH K ABERNATHY	United California Systems International	53
2117 Riverway Drive	11755 Wilshire Blvd., Ste 2100	Group 6-O-A
Old Hickory, TN 37138 RKA	Los Angeles, CA 90025	Parcel 175-CO
(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 AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BARBARA BUCHANAN** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUTH K ABERNATHY** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to in this commitment is located in the State of Tennessee in the county of Davidson.

Land in Davidson County, Tennessee, being Lot No 175 on the plan of Phase One Waterford of record in Book 6900, page 569, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Barbara Buchanan, unmarried, by Deed from W.L. Bainbridge, Inc. dated 12/29/93 and recorded 01/03/94 in Book 9208, page 100, Register's Office for Davidson County, Tennessee.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record in Book 7463, page 294, Book 8699, page 462, Book 9530, page 185 and Book 8694, page 216; any and all matters in plat of record in Plat Book 6900, page 569; Charter for HOA of record in Book 8711, page 701; Quitclaim Deed for Common Area to HOA of record in Book 9393, page 831; Right of Way Easement of record in Book 2024, page 225; Sewer Easement of record in Book 1717, page 30; By Laws of record in Book 8715, page 583; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc., all of record in the Register's Office for Davidson County, Tennessee."

"The above legal description is identical to the one in the previous deed of record."

☐ Unimproved
This is ☒ Improved property known at **2117 RIVERWAY DRIVE** **OLD HICKORY,** **TN** ~~37218~~ 37138 RKA
(House No.) (Street) (P.O.Address) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said and in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand this **25th day of November, 2003**

Barbara Buchanan
BARBARA BUCHANAN

Davidson County DEEDWARR
Recvd: 12/10/03 12:42 2pgs
Fees:13.00 Taxes:493.58

20031210-0177147

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GAIL BROWN a Notary Public in and for said County and State, within named BARBARA BUCHANAN be within named bargainor, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, this **25th day of November, 2003**

Jacqueline G Brown

Notary Public

My Commission Expires: _____