WARRANTY DEED

2193
book 186

Sarah Dreneke
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/14/09
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/14/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

File No. 2193

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua R. Buchanan	First Tennessee Homeloans	108-3-166
(NAME)	(NAME)	
1015 Patio Drive	1555 W. Walnut Hill Lane # 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Irving TX 75038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tommy Latham and wife, Patricia Latham and James Eddie Latham, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua R. Buchanan, Married, and Douglas B. Buchanan, Married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 150B on the Zone Lot Division of Patio Villa, Section 6, of record in Book 6250, Page 489, as amended in Book 6250, Pages 570-571, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tommy Latham and James Eddie Latham, by Quitclaim Deed dated October 19, 1999, from Latham and Latham Properties, LLC, as of record in Book 11714, Page 281, Register's Office for Davidson County, Tennessee.

Patricia Latham joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of James Eddie Latham by Terry DeSelms as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. * in the Register's Office for Davidson County, Tennessee.

* 20060306-0025838

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 03/06/06 15:10 2 pgs
Fees:13.00 Taxes:288.60

20060306-0025839

unimproved ☐

This is improved ☒ property, known as 1015 Patio Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 28th day of February, 2006.

Patricia Latham

Witness our hands this 28th day of February, 2006.

Tommy Latham

James Eddie Latham
By: Terry DeSelms as his Attorney-in-Fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy Latham and Patricia Latham, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2006.

Commission expires: 11/14/09

Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/2009
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of February, 2006 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of James Eddie Latham, and acknowledged that he executed the same as the free act and deed of the said James Eddie Latham, through Power of Attorney granted Terry DeSelms by the said James Eddie Latham.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2006.

Commission expires: 11/14/09

Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/2009
DAVIDSON COUNTY