WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Donna Lesueur
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2008

Janet S. Davis
Notary Public

MY COMMISSION EXPIRES: 5-8-2012

File No.: 2008060010 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Buchanan and Tiffany Buchanan	Countrywide Bank, FSB	071-04-0 183.00
(NAME) 2500 Woodyhill Drive	(NAME) 100 Mallard Creek Rd	
(ADDRESS) Nashville, TN 37207	Suite 250 (ADDRESS) Louisville, KY 40207	
(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, I/WE, Donna Lesueur, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Buchanan and wife, Tiffany Buchanan, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1: Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Joywood Heights, Section 2, as of record in Book 1130, Page 92, Register's Office for said County, described as follows:

Beginning on the southerly margin of Woodyhill Drive at the corner of Lots Nos. 211 and 212; thence with the line between said two lots southwardly 205.3 feet to the center line of the T.V.A right-of-way easement; thence with the center of same, eastwardly 137.5 feet to the westerly margin of Jones Avenue; thence with the same northwardly 166.8 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, northwestwardly 29.7 feet to the southerly margin of Woodyhill Drive; thence with same, westwardly 101.7 feet to the beginning.

Tract No. 2: Being the East 9 feet of Lot No. 212 on the Plan of Joywood Heights, Section 2, as of record in Book 1130, Pages 92 and 93, Register's Office for said County.

Said part of said lot fronts 9 feet on the south side of Woodyhill Drive and runs back between lines, 205.3 feet on the east line and 207 feet, more or less, on the west line to a dead line in the rear on which it measures 9 feet.

Being the same property conveyed to Donna LeSueur, unmarried by Warranty Deed from David M. Edgin and wife, Mary E. Edgin, dated July 30, 1994 and recorded in Book 9425, Page 500, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2500 Woodyhill Drive, Nashville, TN 37207
(House Number) (Street) (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 my/our hand(s) this 27th day of June, 2008.

Davidson County DEEDWARR
Recvd: 07/02/08 12:29 2 pgs
Fees:13.00 Taxes:414.40
20080702-0068388

Donna Lesueur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal on this the 27th day of June, 2008.

Notary Public

My Commission Expires 3-20-2010

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206