File No. 80679

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/08 15:03 2 pgs
Fees:13.00 Taxes:266.40
20081002-0100418

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/28/2012
(AFFIX SEAL)

Rebecca Campbell Notary Public State of Tennessee County of Sumner

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon English	Same as new owner	13312004600
(NAME)	(NAME)	
101 Space Park South Drive	101 SPACE PARK SOUTH DR	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	NASHVILLE TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Charles T. Buchanan and Elizabeth N. Hanson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jon English, 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. 108 on the Plan of Windsor Park Subdivision, of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Charles T. Buchanan and Elizabeth N. Hanson, both unmarried, by deed from James A. Brehm, dated January 25, 2006 and recorded on February 1, 2006 in Instrument No. 20060201-0012441, Register's Office, Davidson County, Tennessee.

Heather Benjamin executed this instrument on behalf of Charles T. Buchanan pursuant to a Power of Attorney of record in Instrument No. 20081002-0100417, Register's Office, Davidson County, Tennessee.

Heather Benjamin executed this instrument on behalf of Elizabeth N. Hanson pursuant to a Power of Attorney of record in Instrument No. 20081002-0100416, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3792, page 445, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 404 Benita Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 80679

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 26th day of September, 2008.

Charles T. Buchanan by Heather Benjamin, Attorney-in-fact

Elizabeth N. Hanson by Heather Benjamin, 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 Heather Benjamin with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Charles T. Buchanan as his Attorney in Fact as the free act and deed of the within named Charles T. Buchanan.

Witness my hand and official seal this 26th day of September, 2008.

Commission expires: 2/28/12

Notary Public

Rebecca Campbell State of Tennessee Notary Public County of Sumner

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 Heather Benjamin with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Elizabeth N. Hanson as her Attorney in Fact as the free act and deed of the within named Elizabeth N. Hanson.

Witness my hand and official seal this 26th day of September, 2008.

Commission expires: 2/28/12

Notary Public

Rebecca Campbell State of Tennessee Notary Public County of Sumner