BILL GARRETT, Davidson County
Trans:T20090083472 DEEDWARR
Recvd: 12/10/09 13:04 2 pgs
Fees:13.00 Taxes:621.60
20091210-0112982

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **4th** day of **December, 2009**

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin L. Buchanan	New Owner	173-9-A-425CO
(NAME)	(NAME)	
8618 Gauphin Place		
(ADDRESS)	(ADDRESS)	
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, I/WE, Roberto Diaz and wife, Katie Diaz, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kevin L. Buchanan, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 364 on the Plan of Lenox Village, Phase Six, of record in Instrument No. 20050112-0004530 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roberto Diaz, an unmarried man (now married), by Warranty Deed from Regent Homes, LLC, A Tennessee Limited Liability Company, dated July 28th, 2005 and recorded in Instrument No. 20050801-0089946, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 8618 Gauphin Place, Nashville, TN 37211

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, has 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 **4th** day of **December, 2009**

Roberto Diaz by Lynn Marie Wallen as Atty-In-Fact

Roberto Diaz by: Lynn Marie Wallen as Atty. In Fact

Katie Diaz by Lynn Marie Wallen as Atty-In-Fact

Katie Diaz by: Lynn Marie Wallen as Atty. In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LYNN MARIE WALLEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERTO DIAZ AND KATIE DIAZ, as their Attorney In Fact, under Power of Attorney bearing Instrument Number *_____ and in Instrument Number *_____, Register's Office, Williamson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of LYNN MARIE WALLEN, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 4th day of December, 2009

Notary Public

My Commission Expires:

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

*20091210-0112980
*20091210-0112981

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212