WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110018509 DEEDWARR
Recvd: 03/30/11 11:20 2 pgs
Fees:13.00 Taxes:499.32

20110330-0024381

BRENDA HUNTSMAN SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 100 Bluegrass Commons, Suite 2180, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert G. Buchanan	First Community Mortgage, Inc.	08203025700
(NAME) 1003 Meridian Street	(NAME) 275 Robert Rose Drive	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Murfreesboro, TN 37129	
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bart Roberts, Unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robert G. Buchanan, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 Number 2 and the Northerly 6 feet of Lot Number 1 on the Plan of F. E. Mann's Subdivision of the Lucy H. Lindsey Tract, as of record in Plat Book 161, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and the Northerly 6 feet of Lot No. 1 fronts together 56 feet on the Easterly side of Meridian Street, and run back between parallel lines 145.4 feet to an alley.

Being the same property conveyed to DARLENE D. ROBINSON by Deed from THE NASHVILLE HOMESTEAD CORPORATION, dated 06/30/2000 and filed for record on 08/22/2000 in Instrument No. 20000822-0083050, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTEREST TO WACHOVIA BANK N.A. AS TRUSTEE FOR MLMI 2005-A8 by Deed from SHAPIRO & KIRSCH LLP, SUBSTITUTE TRUSTEE, dated 03/01/2010 and filed for record on 03/11/2010 in Instrument No. 20100311-0018647, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to BART ROBERTS, UNMARRIED by Deed from U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTEREST TO WACHOVIA BANK N.A. AS TRUSTEE FOR MLMI 2005-A8, dated 09/21/2010 and filed for record on 10/07/2010 in Instrument No. 20101007-0080595, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS ALSO SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2011 are a lien but are not yet due and payable; (2) All matters as set forth per Plat book 161, Page 40, Register's Office of

Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1003 Meridian Street, Nashville, TN 37207
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 29th day of March, 2011.

Bart Roberts

State of Tennessee
County of Sumner

Personally appeared before me Bart Roberts, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of March, 2011.

Notary Public Brenda Huntsman
My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons
Suite 2180
Hendersonville, TN 37075