BILL GARRETT, Davidson County
Trans:T20110024633 DEEDWARR
Recvd: 04/27/11 10:28 2 pgs
Fees:13.00 Taxes:469.90
20110427-0032103

Prepared By & Return To:
Prepared by:
Lakeside Title & Escrow, LLC
833A Wren Rd.
Goodlettsville, TN
37072
11-063

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of April, 2011.

Notary Public

CHAD WATERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Commission Expiration:
2-26-13

ADDRESS OF NEW OWNER:
Pamela Buchanan
900 Jaywood Ct.
Old Hickory, TN 37138

SEND TAX BILLS TO:
Pamela Buchanan
900 Jaywood Ct
Old Hickory, TN 37138

MAP-PARCEL:
063-0-A-062.00

WARRANTY DEED

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,

Pamela Buchanan

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristi Riggan

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:

BEING
LOT NO. 101 ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS) A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6900, PAGE 405 AND AS AMENDED IN BOOK 6900, PAGE 550 THROUGH 552 AND CORRECTED IN BOOK 7462, PAGE 445 AND AMENDED IN BOOK 8184, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PAMELA BUCHANAN BY WARRANTY DEED DATED JULY 19, 2006 FROM LAWRENCE JOEL BURCH AND WIFE SARA ANNE BURCH, OF RECORD IN INSTRUMENT NUMBER 20061205-0149895, SAID REGISTER'S OFFICE

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **900 Jaywood Ct. Old Hickory, TN 37138**

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 hand this 21 day of April, 2011.

Pamela Buchanan

Pamela Buchanan

STATE OF FLORIDA
COUNTY OF DUVALL

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

Witness my hand and official seal in Duvall County, Florida this 21 day of April, 2011.

Marta A Briel
Notary Public

Commission Expiration: SEP 19, 2012

MARTA A. BRIEL
Notary Public - State of Florida
My Commission Expires Sep 19, 2012
Commission # DD 790798
Bonded Through National Notary Assn.

BJB