THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30107-06-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Brian J. Buchanan Affiant Subscribed and sworn to before me this 15th day of July, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Brian J. Buchanan, Juda Buchanan 615 Linden Square Nashville, TN 37215	**Send Tax Bills To:** SunTrust Mortgage Inc. 901 Semmes Avenue Richmond, VA 23224	**Tax Information:** Map and Parcel No.: 117 010 D 17200 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carole M. Willis, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian J. Buchanan and wife, Juda Buchanan** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 615 Linden Square, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of July, 2011.

Carole M. Willis

Carole M. Willis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 15th day of July, 2011.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Notary Public

BILL GARRETT, Davidson County
Trans: T20110043407 DEEDWARR
Recvd: 07/19/11 10:23 2 pgs
Fees: 13.00 Taxes: 1498.50

20110719-0055064

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 616 on the Plan of Linden Square, of record in Plat Book 5210, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Linden Square Homeowners Association, a horizontal property regime established by Master Deed of record in Book 5386, page 225, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William R. Willis, Jr. and wife, Carole Martin Willis, by deed dated September 25, 1996, from Kyser C. Ptomey, Jr. and wife, Elizabeth Daniel Ptomey, of record in Book 10212, page 820, Register's Office for Davidson County, Tennessee. William R. Willis, Jr. died on July 30, 2010.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantees.
2. Charter of Incorporation of Linden Square Homeowners Association of record in Book 5391, page 916, amended in Book 8276, page 545, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Linden Square Homeowners Association, of record in Book 5386, page 225, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5210, page 114, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 50, Register's Office for Davidson County, Tennessee.