Prepared by:
Kenneth M. Ballew, Atty.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1157

BILL GARRETT, Davidson County
Trans:T20120042861 DEEDWARR
Recvd: 06/11/12 11:58 2 pgs
Fees:13.00 Taxes:555.00
20120611-0050796

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Evelyn Marie Buchanan Brandon and Julia Corinne Buchanan Tomlinson, devisees of the Last Will and Testament of Dorothy Thacker Buchanan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Louise D. Blair,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. U-2, together with the carport designated No. U-2-C on the plan of Section 2, River Plantation Condominium Apartments, of record in Book 4460, Pages 136 and 137, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Louis F. Buchanan and wife, Dorothy T. Buchanan by deed from Nevelin T. Akers, an unmarried person dated March 14, 2002, of record as Instrument Number 20020319-003962, Register's Office for Davidson County, Tennessee. Said Louise F. Buchanan, a.k.a. Louise Fowler Buchanan predeceased (DOD December 30, 2011) Dorothy T. Buchanan a.k.a. Dorothy Thacker Buchanan (DOD January 5, 2012. The Last Will and Testament of Dorothy Thacker Buchanan was admitted to probate by The Chancery Court for Williamson County, Tennessee, Docket No. P6410. Said Last Will and Testament of Dorothy Thacker Buchanan devised real property owned by her at her death to the Grantor herein as the only children born to said Dorothy Thacker Buchanan.

The real property conveyed hereby is not the residence of the Grantor, their spouse, or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, including the terms, conditions, covenants, assessments, dues, and restrictions set out in the Master Deed and By-Laws of record in Book 4661, page 334 and Book 4691, page 906, RODC, and Property Taxes for the current year which have been prorated between the parties hereto.

This is improved property, known as: 533 Plantation Court, Nashville TN, 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of May, 2012.

Evelyn Marie Buchanan Brandon

Julia Corinne Buchanan Tomlinson

State of Tennessee)
County of Davidson)

On this 31st day of May, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Evelyn Marie Buchanan Brandon, and Julia Corinne Buchanan Tomlinson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 150,000.00.

X Louise D. Blair
Affiant

Sworn and subscribed before me on this the 31st day of May, 2012.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:
Louise D. Blair

533 Plantation Court
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
Same as new Owner

TAX MAP-PARCEL #:
142-5-A-122CO