BILL GARRETT, Davidson County
Trans:T20120082885 DEEDWARR
Recvd: 10/31/12 11:01 2 pgs
Fees:13.00 Taxes:925.00
20121031-0099936

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2012.

Notary Public
MY COMMISSION EXPIRES: 8/23/16
File No. G12-5328D

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON KAREN L. TRUSTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Allen L. Wesson and Joanna C. Wesson, husband and wife (NAME)	Regions BK dba Regions Mtg. (NAME)	115-10-14
6545 Brownlee Drive (STREET ADDRESS)	2050 Parkway Office Circle (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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 HEREBYACKNOWLEDGED, WE, **Suzanne Buchanan, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allen L. Wesson and Joanna C. Wesson, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 152 on the plan of WEST MEADE ESTATES, SECTION II, as shown by plat of record in Plat Book 2900, Page 118, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Wayne E. Buchanan, Jr. and wife, Suzanne Buchanan, by Deed dated March 30, 1971, in Book 4491, Page 203, in the Register's Office for Davidson County, Tennessee. Being further conveyed to Suzanne Buchanan by Final Decree of Divorce of record in Instrument No. 20090511-0043458, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3134, page 426 and Book 4503, page 111, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 118, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers/storm drainage as recorded in Book 4843, page 907, Register's Office for Davidson County, Tennessee.

4. Joint Driveway Agreement as recorded in Instrument No. 20120823-0075734, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6545 Brownlee Drive, Nashville, TN 37205.

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. Whenever 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/our hand(s) this 25th day of October, 2012.

Suzanne Buchanan

October 25, 2012
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Suzanne Buchanan, unmarried, the bargainor(s), 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, this 25th day of October, ~~2012~~

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY ~~AND RETURN TO~~:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122