BILL GARRETT, Davidson County
Trans:T20120097875 DEEDWARR
Recvd: 12/21/12 13:42 2 pgs
Fees:13.00 Taxes:495.25

20121221-0117950

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,850.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF December, 2012

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-RB-12-716

BOX 50-B

RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Chamblee	PrimeLending, a PlainsCapital Company	
716 William Howard Place (ADDRESS)	18111 Preston Road, #900 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	90-12-B-5.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERNEST R. BUCHI, JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH CHAMBLEE, AN UNMARRIED WOMAN AND MARILYN J. ROGERS AND HEWITT C. ROGERS, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 5, HODGES ESTATES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 11700, PAGE 33, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ERNEST R. BUCHI, JR., AN UNMARRIED MAN BY WARRANTY DEED FROM WILLIAM DUANE MOTHERSHED AND WIFE, NINA TERESE MOTHERSHED, RECORDED ON THE 30TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060330-0035941, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 11700, PAGE 33; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 11701, PAGE 212; BY-LAWS OF RECORD IN BOOK 11701, PAGE 221; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20010202-0010627; AND CONVEYANCE OF OPEN SPACE TO HOMEOWNER'S ASSOCIATION OF RECORD IN INSTRUMENT NO. 20010322-0027723, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 716 William Howard Place, Nashville, Tennessee 37209
(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 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 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/our hand(s) this 20th day of December, 2012.

Ernest R. Buchi, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest R. Buchi, Jr., the within named bargainor, 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 the 20th day of December, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903