BILL GARRETT, Davidson County
Trans:T20130026592 DEEDWARR
Recvd: 04/02/13 14:00 2 pgs
Fees:13.00 Taxes:1045.25
20130402-0032442

**WARRANTY DEED**

DAVE ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **22nd** day of **March, 2013**

Notary Public

MY COMMISSION EXPIRES: 4/16/13

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael Allison, Jr. and Trista Ridenour | New Owner | 171030A03200CO |
| (NAME) 4701 Potomac Lane | (NAME) | |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (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 hereby acknowledged, I, **John Douglas Buchanan, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michael Allison, Jr., an unmarried man and Trista Ridenour, an unmarried woman, as tenants in common with rights of survivorship**, 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 213 on the Plan of Fredericksburg, Section 1-A of record in Book 7900, page 509, amended in Book 7900, page 529, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Buchanan and wife, Julie Buchanan, by deed dated October 7, 1993 from Radnor Homes, Inc. of record in Book 9115, Page 492, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20060707-0082019, said Register's Office, Julie Buchanan-Evans (formerly known as Julie Buchanan) conveyed all of her right, title and interest in subject property to John Douglas Buchanan.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved X property, known as 4701 Potomac Lane, Brentwood, TN 37027

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 **22nd** day of **March, 2013.**

**John Douglas Buchanan**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **John Douglas Buchanan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **22nd** day of **March, 2013.**

Notary Public

My commission expires:
12-10-16

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY