BILL GARRETT, Davidson County
Trans:T20130046777 DEEDWARR
Recvd: 06/05/13 09:40 2 pgs
Fees:13.00 Taxes:443.63

20130605-0056874

WARRANTY DEED

G-ZR-13-2500

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. McCARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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
Jamie D. White	Pinnacle Bank	
2500 Woodyhill Drive	(NAME) 150 3rd Avenue South, Suite 900	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37201	71-4-183.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 BRIAN BUCHANAN AND WIFE, TIFFANY BUCHANAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMIE D. WHITE, A SINGLE PERSON , 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:

TRACT NO. 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 211 ON THE PLAN OF JOYWOOD HEIGHTS, SECTION 2, AS OF RECORD IN BOOK 1130, PAGE 92, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF WOODYHILL DRIVE AT THE CORNER OF LOTS NOS. 211 AND 212; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 205.3 FEET TO THE CENTER LINE OF THE T.V.A. RIGHT-OF-WAY EASEMENT; THENCE WITH THE CENTER OF SAME, EASTWARDLY 137.5 FEET TO THE WESTERLY MARGIN OF JONES AVENUE; THENCE WITH THE SAME NORTHWARDLY 166.8 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 20 FEET, NORTHWESTWARDLY 29.7 FEET TO THE SOUTHERLY MARGIN OF WOODYHILL DRIVE; THENCE WITH SAME, WESTWARDLY 101.7 FEET TO THE BEGINNING.TRACT NO. 2: BEING THE EAST 9 FEET OF LOT NO. 212 ON THE PLAN OF JOYWOOD HEIGHTS, SECTION 2, AS OF RECORD IN BOOK 1130, PAGES 92 AND 93, REGISTER'S OFFICE FOR SAID COUNTY,SAID PART OF SAID LOT FRONTS 9 FEET ON THE SOUTH SIDE OF WOODYHILL DRIVE AND RUNS BACK BETWEEN LINES, 205.3 FEET ON THE EAST LINE AND 207 FEET, MORE OR LESS, ON THE WEST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 9 FEET.

BEING THE SAME PROPERTY CONVEYED TO BRIAN BUCHANAN AND WIFE, TIFFANY BUCHANAN BY WARRANTY DEED FROM DONNA LESUEUR, UNMARRIED, RECORDED ON THE 2ND DAY OF JULY, 2008 IN INSTRUMENT NO. 20080702-0068388, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1130, PAGE 92; EASEMENTS OF RECORD IN BOOK 4026, PAGE 567, BOOK 834, PAGE 448 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2500 Woodyhill Drive, Nashville, Tennessee 37207
(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 31st day of May, 2013.

Brian Buchanan

Tiffany Buchanan

STATE OF Tennessee
COUNTY OF Davidson

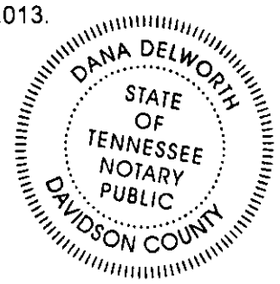
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Buchanan and Tiffany Buchanan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2013.

Notary Public

My Commission Expires: 10/18/16

(SEAL)



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