Rec & Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20130058378 DEEDWARR
Recvd: 07/09/13 13:44 3 pgs
Fees:18.00 Taxes:925.00
20130709-0070947

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0184HV

STATE OF TENNESSEE
COUNTY OF Sumner

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

Affiant

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2013.

Notary Public
Commission Expires: 4-23-14

Address of New Owner	Send Tax Bills To:	Map & Parcel
Donald W. Buchanan 235 Brick Church Pike Goodlettsville, TN 37072	Movement Mtg. 841 Seahawk Cir Virginia Beach VA 23452	018-00-0-097.00 018-00-0-096.00 018-00-0-087.00 18-44

WARRANTY DEED

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/WE,

Donald L. Lanius, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald W. Buchanan and Sandra R. Buchanan, 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:

Tract I, Parcel 018-00-0-097.00:
LAND in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Section One, Lanius Subdivision, of record in Plat Book 6200, Page 189, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Donald L. Lanius, an unmarried man, by Warranty Deed from Tim Carver, an unmarried man, dated 4/27/07 and recorded 4/30/07 in Instrument No. 20070430-0050877, in the Register's Office of Davidson County, Tennessee.

Tract II, Parcel 018-00-0-096.00:
LAND in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Section One, Lanius Subdivision, of record in Plat Book 6200, Page 189, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Donald L. Lanius, by Quitclaim Deed from Janet W. Lanius, dated 5/8/03 and recorded 5/19/03 in Instrument No. 20030519-0067651; and being a portion of the same property previously conveyed to Donald L. Lanius and wife, Janet W. Lanius, by Warranty Deed from Lee J. Vecchione and wife, Theora S. Vecchione, dated 3/22/78 and recorded 4/7/78 in Book 5270, Page 699, in the Register's Office of Davidson County, Tennessee.

Tract III, Parcel 018-00-0-087.00:
A tract of land located in the 10th Civil District of Davidson County, Tennessee, containing 14.1467 acres, more or less, and described according to an unrecorded survey by Stanford & Associates, Inc., dated March 14, 1978, as follows:

Beginning at an iron pin corner in the North R.O.W. of the New Brick Church Pike, said point being 82', more or less, East of Moncrief Avenue; thence along an old fence line N 17° 51' 36" E 282.99' to an iron pin corner; thence continuing along a line common to the L. J. Vecchione property N 10° 52' 30" W 298.37' to an iron pin corner; thence N 89° 52' 10" W 346.02' to an iron pin corner; thence along a fence line with the following calls: N 3° 10' 39" W 45.93' to an iron pin corner; thence N 55° 34' 47" W 59.61' to an iron pin corner; thence N 57° 03' 35" W 153.76' to an iron pin corner; thence N 41° 55' 46" W 40.26' to an iron pin corner; thence N 31° 49' 19" W 121.90' to an iron pin corner; thence N 4° 52' 24" W 97.36' to an iron pin corner; thence N 7° 05' 16" E 87.11' to an iron pin corner common to a 16.1533 acres, more or less, tract of land; thence with a line common to said tract S 87° 22' 22" E 1020.77' to an iron pin corner in the South R.O.W. of Vecchione Drive, also being the end of said Drive; thence along a line common to Mansker Heights Subdivision and Burton Heights Subdivision, S 3° 54' 56" W 1018.34' to an iron pin corner in the North R.O.W. of New Brick Church Pike; thence along said R.O.W. with a curve to the right having a radius of 722.869' a distance of 162.08' to an iron pin corner; thence N 84° 06' 44" W 204.54' passing a pumping station on the North, to the point of beginning, including but excluding a 0.03 acres, more or less, tract for a pumping station site as recorded in Book 4477, page 658, and being 317.50' along the R.O.W. of New Brick Church Pike from the Southeast corner of the above described property, to the Southeast corner of said pumping station site fronting 25' on said R.O.W. by 50' in depth.

INCLUDED in the above description, but EXCLUDED from this conveyance is the following described tract of land:

LAND in Davidson County, Tennessee, being Lot Nos. 1 & 2 on the Final Plat of Section One, Lanius Subdivision, of record in Plat Book 6200, Page 189, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING a portion of the same property conveyed to Donald L. Lanius and wife, Janet W. Lanius, by Warranty Deed from Lee J. Vecchione and wife, Theora S. Vecchione, dated 3/22/78 and recorded 4/7/78 in Book 5270, Page 699, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Donald L. Lanius by Quitclaim Deed from Janet W. Lanius, dated June 25, 2013, of record in Instrument No. 20130709.0070946 Register's Office for Davidson County, Tennessee.

Also included in the conveyance, a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a part of the Lee J. Vecchione property in the Old 10th Civil District of Davidson County, Tennessee, fronting on the North side of the Brick Church Pike, and described as beginning at the southeast corner of the Lee J. Vecchone property; thence North 75 degrees 14 minutes West 317.5 fee to a point in the southerly property line of the Lee J. Vecchione property, which propertyline is alos the North right-of-way line of the Brick Church Pike; thence South 81 degrees East 50 feet to the point of beginning in accordance with unrecorded survey of Sanders Parker Engineers, Inc., dated December 1970.

Being the same easement and right of way conveyed to Donald L. Lanius and wife, Janet E. Lanius of record in Instrument No. 20130709.0070945, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Donald L. Lanius by Quitclaim Deed from Janet W. Lanius, dated June 25, 2013, of record in Instrument No. 20130709.0070946, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 235 Brick Church Pike, Goodlettsville, TN 37072.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of June, 2013.

Donald L. Lanius

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald L. Lanius** 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 at Hendersonville, Tennessee this 28th day of June, 2013.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)