WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130069433 DEEDWARR
Recvd: 08/13/13 09:48 2 pgs
Fees:13.00 Taxes:643.80

20130813-0084721

B-VRES-13-2308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/15/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Buchanan	**Brian Buchanan**	
(NAME)	(NAME)	
2316 Baker Road	**2316 Baker Road**	**006-00-0-079.00 & 006-00-0-166.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37027	**Goodlettsville, TN 37027**	
(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 **DEBORAH JONES WILLIAMS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRIAN BUCHANAN AND WIFE, TIFFANY BUCHANAN,** 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 2:

BEING A TRACT OF LAND IN THE 3RD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY TENNESSEE, AND A PORTION OF THAT PROPERTY CONVEYED TO DEBORAH JONES DB 20071031, PG 128339, RODCT, BEING MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY BY TOMMY E. WALKER, R.L.S. TN LIC. NO. 1465, DATED 07/28/08 AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE SOUTHWESTERLY MARGIN OF BAKER ROAD, SAID PIN BEING THE MOST NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH SAID MARGIN FOR THE NEXT TWO CALLS: S 41 26'49"E, 81.99"; THENCE S 43 40' 27" E, 88.90' TO AN EXISTING IRON PIN; THENCE NOW LEAVING SAID MARGIN S 50 11'58"W, 523.46' TO AN EXISTING IRON PIN; THENCE S 56 51'29"W, 1264.15' TO AN EXISTING IRON PIN; THENCE N 22 43'06"W, 88.04' TO AN EXISTING IRON PIN; THENCE N 23 18' 06"E, 95.95' TO AN EXISTING IRON PIN; THENCE N. 53 41'07"E, 1150.63' TO AN EXISTING IRON PIN; THENCE S 73 25'13"E, 55.98' TO AN EXISTING IRON PIN; THENCE N 73 23'28"E, 169.75' TO A SET IRON PIN; THENCE N 19 05'14"E, 127.56' TO A SET IRON PIN; THENCE N 48 38'16"E, 211.35' TO THE POINT OF BEGINNING CONTAINING 6.556 ACRES.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH JONES, A SINGLE PERSON BY DEED FROM JANE W. BURNETTE, A WIDOW OF RECORD AT INSTRUMENT NO. 20071031-0128339, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 30, 2007 AND RECORDED ON OCTOBER 31, 2007. FURTHER BEING PART OF THE DEED TO REVISE COMMON BOUNDARY LINE OF RECORD AT INSTRUMENT NO. 20081015-0103866, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 14, 2008 AND RECORDED ON OCTOBER 15, 2008.

TRACT 3:

BEING A TRACT OF LAND IN THE 3RD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND THAT PROPERTY CONVEYED TO DEBORAH JONES IN INSTRUMENT NO. 20071031-0128341, RODCT AND A PORTION OF THAT PROPERTY CONVEYED TO DEBORAH JONES IN INSTRUMENT NO. 20071031-0128339, RODCT, BEING MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY BY TOMMY E. WALKER R.L.S. TN LIC NO. 1465 DATED 07/28/08 AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE SOUTHWESTERLY MARGIN OF BAKER ROAD, SAID PIN BEING THE MOST NORTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE WITH SAID MARGIN S 41 26' 49" E, 182.90' TO AN EXISTING IRON PIN; THENCE LEAVING SAID MARGIN S 48 38' 16" W, 211.35' TO A SET IRON PIN; THENCE S 19 05' 14 W, 127.56' TO A SET IRON PIN; THENCE S 70 23' 18" W, 169.75' TO A SET IRON PIN; THENCE N 73 25' 13" W, 55.98' TO AN EXISTING IRON PIN; THENCE S 53 41' 07" W, 1150.63' TO AN EXISTING IRON PIN; THENCE N 23 18' 06" E, 87.70' TO AN EXISTING IRON PIN; THENCE N 32 30' 49" E 336.99' TO AN IRON PIN; THENCE N 53 03' 40" E, 1256.34 TO THE POINT OF BEGINNING, CONTAINING 6.287 ACRES.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH JONES, A SINGLE PERSON BY DEED FROM JANE W. BURNETTE, A WIDOW OF RECORD AT INSTRUMENT NO. 20071031-0128341, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 30, 2007 AND RECORDED ON OCTOBER 31, 2007. FURTHER BEING PART OF THE DEED TO REVISE COMMON BOUNDARY LINE OF RECORD AT INSTRUMENT NO. 20081015-0103866, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 14, 2008 AND RECORDED ON OCTOBER 15, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20071031-0128341 AND INSTRUMENT NUMBER 20071031-0128339, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THIS CONVEYANCE IS MADE SUBJECT TO SUCH LIMITATIONS AND RESTRICTIONS AND EASEMENTS AS MAY AFFECT THE PREMISES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

1. **NO SINGLE WIDE TRAILERS PERMITTED**
2. **NO SWINE, COMMERCIAL RAISING OF CHICKENS, OR COMMERCIAL POULTRY CAN BE KEPT ON THE PROPERTY.**
3. **NO STORAGE OF JUNK CARS, STORAGE OF BUILDING MATERIALS OR ANY OTHER OFFENSIVE OR UNSIGHTLY STORAGE MAY BE PLACED ON TRACTS**
4. **NO NOXIOUS OR OFFENSIVE OPERATIONS SHALL BE CONDUCTED OR MAINTAINED ON ANY TRACT, AND NOTHING SHALL BE DONE ON ANY TRACT WHICH MAY CONSTITUTE A NUISANCE OR UNREASONABLE ANNOYANCE TO THE NEIGHBORHOOD.**
5. **THE RIGHT OF THE ENFORCEMENT OF THESE RESTRICTIVE COVENANTS IS VESTED IN THE PURCHASER OR ASSIGNS OF TRACTS. ANY SUCH PURCHASER OR ANY SAID TRACTS SHALL HAVE THE RIGHT AT ANY TIME TO COMPEL COMPLIANCE WITH SAID COVENANTS, OR ANY OF THEM OR TO PREVENT THE VIOLATION OF ANY OF THEM BY THE INSTITUTION OF AN ACTION AT LAW OR A SUITE IN EQUITY FOR INJUNCTIVE OR OTHER RELIEF.**
6. **THESE RESTRICTIVE COVENANTS SHALL RUN WITH THE LAND AND SHALL EXPIRE ON DECEMBER 31, 2027.**

This is
( ) unimproved
(X) improved
property known as **2316 Baker Road Goodlettsville, Tennessee 37027**
(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 July, 2013.

Deborah Jones Williams

James Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Jones Williams and James Williams, 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 July, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2015

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Deborah Jones, having since married, is now known as Deborah Jones Williams. James Williams joins in this instrument to convey any interest he may have in the property herein conveyed.