3/ GGMM
BOX 44

BILL GARRETT, Davidson County
Trans:T20130071460 DEEDWARR
Recvd: 08/19/13 14:44 3 pgs
Fees:18.00 Taxes:721.50
20130819-0087147

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1496

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peter LaMotte 2609 Highview Drive Nashville, TN 37206	PrimeLending 18111 Preston Rd., Ste. 900 Dallas, TX 75252	73-13-129.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Subscribed and sworn to before me, this the 16th day of August, 2013.

Notary Public

My Commission Expires: 6/21/16
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Marissa Mary Buchanan and Adam Lamar Buchanan, wife and husband as tenants by the entirety, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Peter LaMotte and wife, Susan Strayer LaMotte ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Dugger Heights, Section III, as of record in Plat Book 1835, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 9 fronts 84 feet on the northerly side of Highview Drive and runs back between parallel lines 177 feet to a dead line.

Being the same property conveyed to Marissa Mary Buchanan and Adam Lamar Buchanan, wife and husband as tenants by the entirety by Quitclaim Deed from Marissa Mary Buchanan formerly known as Marissa Zaunbrecher, dated February 25, 2008, recorded March 11, 2008, of record in Instrument No. 20080311-0024619, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Marissa M. Zaunbrecher, unmarried by Warranty Deed from Steven C. Mitchell, married, dated June 1, 2007, recorded June 12, 2007, of record in Instrument No. 20070612-0070412, said Register's Office.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Marissa Mary Buchanan, by J. David Wicker pursuant to a Power of Attorney executed by Marissa Mary Buchanan on August 13, 2013, of record in Instrument No. 20130819-0087146, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This instrument is executed on behalf of Adam Lamar Buchanan, by J. David Wicker pursuant to a Power of Attorney executed by Adam Lamar Buchanan on August 13, 2013, of record in Instrument No. 20130819-0087145, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This is improved property located at: **2609 Highview Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **16th** day of **August, 2013.**

GRANTOR(S)

Marissa Mary Buchanan by J. David Wicker, attorney in fact

Adam Lamar Buchanan by J. David Wicker, attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Marissa Mary Buchanan,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **16th** day of **August, 2013.**

Notary Public

My Commission Expires: 12-03-13 6-1-2015

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires June 1, 2015

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Adam Lamar Buchanan,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **16th** day of **August, 2013.**

Notary Public

My Commission Expires: 12-03-13 6-1-2015

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires June 1, 2015

EXHIBIT "A"
To
Warranty Deed

FROM: Marissa Mary Buchanan and Adam Lamar Buchanan, wife and husband as tenants by the entirety

TO: Peter LaMotte and wife, Susan Strayer LaMotte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

J. David Wicker, Affiant

Sworn to and subscribed before me this 16th day of August, 2013.

Notary Public

My Commission Expires: ~~12-03-13~~ 6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
June 1, 2015