THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1674

Davidson County DEEDWARR
Recvd: 12/26/13 08:30 2 pgs
Fees:13.00 Taxes:869.13
20131226-0129616

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sheronda Buchanan and Daryl T. Buchanan 909 Fernhurst Court Antioch, TN 37013	American Financial Resources, Inc 9 Sylvan Way Parsippany, NJ 07054	151-09-0-A-327.00CO

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is **$234,900.00**

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2013.

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: MAR 0 8 2016
(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 **Wahidi Construction, LLC, a Tennessee limited liability company, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Sheronda Buchanan and husband, Daryl T. Buchanan, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 316 on the Final Plat of Phase 3, Section 3, Long Hunter Chase, of record in Instrument No. 20081014-0103113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wahidi Construction, L.L.C., a Tennessee limited liability company by Special Warranty Deed from JCH Development Company, Inc., a Tennessee corporation, dated July 1, 2013, recorded July 22, 2013, of record in Instrument No. 20130722-0075350, Register's Office for Davidson County, Tennessee.

This is improved property located at: **909 Fernhurst Court, Antioch, TN 37013**

This conveyance is made subject to: (1) Property taxes for the year 2014, a lien not yet due and payable. Property taxes for the year 2013 have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR 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.

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, its heirs, successors and assigns forever. And we do covenant with the GRANTEE 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 Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through the GRANTOR.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

WITNESS our hands on the **20th** day of **December, 2013**.

Wahidi Construction, LLC

By: _____
Ahmad T. Wahidi, Its Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ahmad T. Wahidi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager** of **Wahidi Construction, LLC,** the within named bargainor, a Tennessee limited liability company, and that he as such **Chief Manager**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability compan by himself as **Chief Manager**.

Witness my hand and Official Seal this the **20th** day of **December, 2013**.

_____
Notary Public

My Commission Expires:

6-1-2015

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)