File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140008750 DEEDWARR
Recvd: 02/06/14 13:48 2 pgs
Fees:13.00 Taxes:526.14
20140206-0010688

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 1550 N. Mt. Juliet Road, Ste 110, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rogers Buchanan	FRANKLIN AMERICAN MTG.	075 06 0 007.00
(NAME)	(NAME)	
8407 Gullett Drive	501 CORPORATE CENTRE DR., #400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Melissa A. McGlasson and husband Justin K. McGlasson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rogers Buchanan, unmarried**, 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:

Land in Davidson County, Tennessee, and being Lot No. 241 on the Plan of Hermitage Estates, as of record in Book 3300, pages 70 and 71, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Melissa A. McGlasson and husband Justin K. McGlasson by deed from Jack McGlasson, Jr. and wife, Penny Leigh Rumley NKA Penny Leigh McGlasson dated 8/24/09 and filed of record on 9/2/09 in Instrument Number 20090902-0082706, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8407 Gullett Drive, Hermitage, TN 37076

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 5 day of February, 2014.

Melissa A. McGlasson

Melissa A. McGlasson

Justin K. McGlasson by Melissa A. McGlasson, his Attorney in Fact

Justin K. McGlasson by Melissa A. McGlasson, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Melissa A. McGlasson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5 day of February, 2014.

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 8, 2014

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melissa A. McGlasson** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of **Justin K. McGlasson** and acknowledged that she, as said power of attorney executed the same as his free act and deed by virtue of an instrument of record in Inst. No 20140206-0010687 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 5 day of February, 2014.

Notary Public

My commission expires: _____

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 8, 2014