WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$612,000.00**

Christopher Wallace McClure
Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE~~ ME, THIS THE 5TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert T. Buisson Melissa P. Buisson	NEW OWNER	130-16-63
(NAME) 5650 Hillsboro Road	(NAME) 1772 Hillmont Dr	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Christopher Wallace McClure, a ¼th undivided interest, Christopher C. McClure III, a ¼th undivided interest, Guy W. McClure. a ¼th undivided interest, John Averett, a 1/8th undivided interest, and Marguerite Averett, a 1/8th undivided interest**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert T. Buisson and wife, Melissa P. Buisson**, 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:

Being Lot No. 24 on the revised Plan of Westwood, as of record in Book 974, Page 14, Register's Office for said County.

Said lot No. 24 fronts 300 feet on the easterly side of Hillsboro Road and extends back 450 feet, more or less, on the northerly line and 485 feet, more or less, on the southerly line to a dead line measuring 210 feet.

Together with a perpetual easement for use as a driveway of that part of lot No. 25 on the revised plan of Westwood, as of record in Book 974, Page 14, said Register's Office, which, according to a survey made by Turner Engineering Company, September 1, 1959, now has a stone entrance and part of the present driveway to Lot No. 24 and said easement shall continue so long as the grantee, his heirs, and assigns maintain said entrance and that portion of the driveway, subject to the easement herein granted.

Being the same property conveyed to a one quarter share to niece, Christopher Wallace McClure; a one quarter share to nephew, Christopher C. McClure, III; a one quarter share to nephew, Guy W. McClure; a one eighth share to great nephew, John Averett; and a one eighth share to great niece, Marguerite Averett. by Quitclaim Deed from Guy W. McClure, Executor for the Estate of Mary McClure Taylor dated 07/16/2013 of record in Instrument No. 20140226-0016467, said Register's Office for Davidson County.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records and the following:

All matters shown on the Plan of record in Book 974, Page 14, in said Register's Office including but not necessarily limited to restrictions, easements for public utilities and drainage and minimum building setback lines. Subject to all notes, easements, and conditions shown on said plan.

Perpetual Easement for use as a driveway as referenced in Book 5401, Page 802 and in Instrument No. 20140226-0016467, said Register's Office

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 6391, Page 585, said Register's Office.

Payment of 2013 Davidson County Taxes and future taxes due

BILL GARRETT, Davidson County
Trans:T20140031448 DEEDWARR
Recvd: 05/07/14 10:08 3 pgs
Fees:18.00 Taxes:2264.40
20140507-0038822

unimproved ☐

This is improved ☒ property, known as **5650 Hillsboro Road, Nashville, TN 37215**

(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 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, 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 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 5th day of May, 2014.

Guy W. McClure
By: Christopher Wallace McClure
Attorney in Fact

Guy W. McClure
By: Christopher Wallace McClure
Attorney in Fact

Marguerite Averett

Marguerite Averett
By: Christopher Wallace McClure
Attorney in Fact

By Christopher Wallace McClure
Attorney in Fact.

Christopher Wallace McClure

Christopher Wallace McClure
Christopher C. McClure, III
by Christopher Wallace McClure

Christopher C. McClure III
By: Christopher Wallace McClure
Attorney in Fact

Attorney in Fact

John Averett

John Averett
By: Christopher Wallace McClure
Attorney in Fact

By Christopher Wallace McClure
Attorney in Fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Wallace McClure, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5TH DAY OF MAY, 2014.

Commission expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christopher Wallace McClure with whom I am personally acquainted, and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Christopher C. McClure, III and being authorized to act on behalf of said persons he/she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5TH DAY OF MAY, 2014.

Notary Public

My Commission Expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
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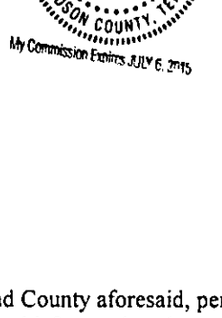
STATE OF TENNESSE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christopher Wallace McClure with whom I am personally acquainted, and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Guy W. McClure and being authorized to act on behalf of said persons he/she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5TH DAY OF MAY, 2014.

Notary Public

My Commission Expires: 7-6-15



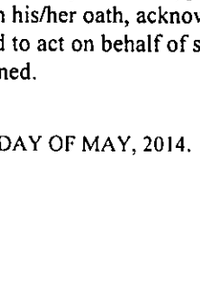
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christopher Wallace McClure with whom I am personally acquainted, and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Marguerite Averett and being authorized to act on behalf of said persons he/she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5TH DAY OF MAY, 2014.

Notary Public

My Commission Expires: 7-6-15



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christopher Wallace McClure with whom I am personally acquainted, and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named John Averett and being authorized to act on behalf of said persons he/she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5TH DAY OF MAY, 2014.

Notary Public

My Commission Expires: 7-6-15