Davidson County	DEEDWARR
Recvd: 12/02/14 14:07	4 pgs
Fees:23.00 Taxes:177.60	
20141202-0110507	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 32077-11-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $48,000.00. Affiant Subscribed and sworn to before me this 2nd day of December, 2014. Notary Public for the State of Tennessee My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Haynes-Buchanan Partnership 824 Stirrup Drive Nashville, TN 37221	**Send Tax Bills To:** Haynes-Buchanan Partnership c/o Jean L. Buchanan 824 Stirrup Drive Nashville, TN 37221	**Tax Information:** Map and Parcel No.: 142 030 02900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary K. Nolen Bates, as to an undivided one-half interest, and Carlton Collier, John Collier, and Lana Collier Holman, as heirs at law of Jane Nolen Collier, deceased, as to an undivided one-half interest**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **The Haynes-Buchanan Partnership** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 513 Wagon Court, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 2nd day of December, 2014.

Mary K. Nolen Bates

Mary K. Nolen Bates

John Collier by Mary K. Nolen Bates

John Collier by Mary K. Nolen Bates, Attorney in Fact

Carlton Collier by Mary K. Nolen Bates

Carlton Collier by Mary K. Nolen Bates, Attorney in Fact

Lana Collier Holman by Mary K. Nolen Bates

Lana Collier Holman by Mary K. Nolen Bates, 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, aforesaid, **Mary K. Nolen Bates,** 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 at office this 2nd day of December, 2014.

Notary Public for the State of Tennessee

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary K. Nolen Bates,** 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, and who further acknowledged that she is the Attorney-in-Fact for **Carlton Collier, John Collier, and Lana Collier Holman**, and she is authorized by them to execute this instrument on their behalf.

Witness my hand at office this 2nd day of December, 2014.

Notary Public for the State of Tennessee

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 367 on the Plan of Resubdivision of Lots 359, 360, 361, 366 and 367, Walnut Hills Manor, Section 1, of record in Plat Book 4955, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary K. Nolen Bates and Jane Nolen Collier by deed dated January 12, 1979, from James E. Patterson and wife, Evelyn Patterson, of record in Book 5385, page 215, Register's Office for Davidson County, Tennessee. Jane Nolen Collier died intestate on August 18, 2008, leaving her husband, Carlton Collier, and her two children, John Collier and Lana Collier Holman, as her sole heirs at law. See Affidavit of Heirship of record in Instrument No. 20141202-0110503, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable.
2. Restrictive covenants contained in an instrument of record in Book 4643, page 946, amended in Book 5057, page 885, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 4955, page 21, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

