

BILL GARRETT, Davidson County
Trans:T20140097090 DEEDWARR
Recvd: 12/30/14 09:21 2 pgs
Fees:13.00 Taxes:162.80
20141230-0118708

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 24TH DAY OF DECEMBER, 2014.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin McCrory	SAME AS NEW OWNER (NAME)	04314000900
601 E. Old Hickory Blvd. (ADDRESS)	(ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William T. Buchanan and wife, Ola B. Buchanan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Justin McCrory, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHWEST PART OF LOT NO. 24 ON THE MAP OF MISS R. R. BIXLER PROPERTY, NOT OF RECORD.

ACCORDING TO A SURVEY MADE BY JOHN WILKES, CIVIL ENGINEER, NOVEMBER 1934, SAID PART OF SAID LOT FRONTS 50 FEET ON THE NORTH SIDE OF OLD HICKORY BOULEVARD AND RUNS BACK BETWEEN LINES, 150 FEET ON THE EAST LINE AND 140 FEET ON THE WEST LINE ALONG THE EAST MARGIN OF HANKINS STREET TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 51 FEET.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM T. BUCHANAN AND WIFE, OLA B. BUCHANAN BY DEED FROM C. E. GARNER AND WIFE, LILLIAN GARNER OF RECORD IN BOOK 2438, PAGE 335, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID WILLIAM T. BUCHANAN HAVING SINCE DECEASED ON 12/05/1984, LEAVING OLA B. BUCHANAN HIS SOLE SURVIVING SPOUSE.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 601 East Old Hickory Blvd., Madison, TN 37115
(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 my/our hand(s) this 24th day of December, 2014.

WARRANTY DEED
(Continued)

Ola B. Buchanan [by] William Larry Jones Sr.
Ola B. Buchanan by William Larry Jones, Sr.
her attorney-in-fact

State of Tennessee :
County of Davidson

On this 24th day of December, 2014, before me, a Notary Public in and for the aforesaid County and State, personally appeared William Larry Jones, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ola B. Buchanan and acknowledged that such person executed the same as the free act and deed of Ola B. Buchanan.

Witness my hand and seal, this 24th day of December, 2014.

Mary Birthright
Notary Public
My commission expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072