WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: March 16, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Buchanan	Mark Buchanan	172120B35900CO
(NAME)	(NAME)	
305 Cody Hill Place	8208 Holly Road	Davidson County DEEDWARR Recvd: 01/16/15 09:14 3 pgs Fees:18.00 Taxes:832.50 **20150116-0004568**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ralph K. Maxwell and wife, Priscilla W. Maxwell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mark Buchanan and Suzanne Buchanan, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 204, Section Fourteen, Bradford Hills, R-15 Residential P.U.D., of record in Plat Book 7900, Page 739, amending Boundary Plat Book 7900, Page 6, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ralph K. Maxwell and wife, Priscilla W. Maxwell by Warranty Deed dated from Claridge Builders, Inc. of record in Book 9617, Page 107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat Book 7900, Page 739, amending Boundary Plat Book 7900, Page 6, (2) Declaration of Covenants, Conditions and Restrictions of record in Book 8069, Page 170 and Book 9384, Page 290, (3) By-Laws of record in Book 8071, Page 531, (4) Deed of Conveyance Easement of record in Book 8377, Page 769 and Book 8377, Page 808, (5) Charter of record in Book 8071, Page 520, and (6) Quitclaim Deed to the Homeowner's Association of record in Book 8154, Page 304 and Book 9779, Page 672, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 305 Cody Hill Place, Nashville, TN 37211

File No.: 01291-11751
SMG TN Warranty Deed

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 15th day of January, 2015.

Ralph K. Maxwell

Priscilla W. Maxwell

State of Tennessee
County of Williamson

Personally appeared before me Ralph K. Maxwell and Priscilla W. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of January, 2015.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

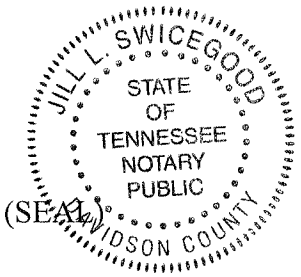
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018