RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155418

BILL GARRETT, Davidson County
Trans:T20150012633 DEEDWARR
Recvd: 02/20/15 13:05 2 pgs
Fees:13.00 Taxes:443.63
20150220-0014899

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2015.

NOTARY PUBLIC

My commission expires: 11-5-18

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terra R. Buschmann 117 Warren Drive Old Hickory, TN 37138	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL, 35244	043-04-0-004.00

FOR AND IN CONSIDERATION of the sum of One Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars ($119,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CAROLYN LEMASTER, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TERRA R. BUSCHMANN, UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Swinging Bridge Heights, as of record in Book 2854, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Carolyn Lemaster, married, by Warranty Deed from Troy A. Monk and wife, Jill M. Monk, dated June 27, 2012 and recorded June 29, 2012, of record in Instrument No. 20120629-0057193, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 117 Warren Drive, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

The said Devron O. LeMaster hereby joins in this conveyance to convey any marital interest he may have obtained in the subject property as the spouse of Carolyn LeMaster.

WITNESS MY/OUR HANDS, this the 20th day of February, 2015.

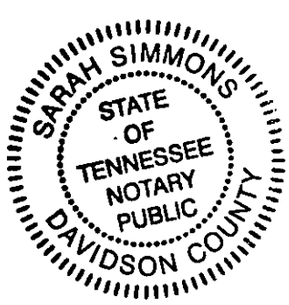
Carolyn Lemaster
CAROLYN LEMASTER

Devron O Lemaster
DEVRON O. LEMASTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Carolyn Lemaster and Devron O. Lemaster, 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 seal, this the 20th day of February, 2015.



Sarah Simmons
Notary Public

Sarah Simmons
Printed Notary Name

My commission expires: 05/08/2018