BILL GARRETT, Davidson County
Trans:T20150020718 DEEDWARR
Recvd: 03/23/15 08:02 2 pgs
Fees:13.00 Taxes:403.30
20150323-0024462

This Instrument Prepared By:
Lee & Lee Attorneys
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 5484-65

ADDRESS NEW OWNER:
Mika Janelle Dyer
1203 Darbytown Dr.
Nashville, Tennessee ~~37027~~ 37207

SEND TAX BILL TO:
Mortgagee
Same

MORTGAGEE:
F & M Bank
100 Bluegrass Commons, Suite 100
Hendersonville, TN 37075

MAP	**041**
GROUP	**11-0**
PARCEL	**120.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Buchanan, Jr. and Emily Brasher** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Mika Janelle Dyer, a single woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

That certain tract or parcel of real property located in Davidson County, Tennessee and more fully described as follows:

Being Lot No. 65 on the Plan of Bellshire Estates, Section 1, of record in Book 2133, page 124, Register's Office for said County.

Said Lot No. 65 fronts 205 feet on the south side of Darbytown Drive and runs back 233 feet on the east line and 190 feet on the west line to a dead line, which is a broken line, on which it measures 238.3 feet.

Being the same property conveyed to John Morgan and wife, Ruth L. Morgan by deed from John Adamson and wife, Willie Dell Adamson dated March 24, 1960 and of record in Deed Book 3033, page 576, Register's Office for Davidson County, Tennessee. Ruth L. Morgan died on June 2, 2011, leaving John Morgan as the surviving tenant by the entirety. John Morgan died on March 21, 2013. Randall Ray Street, Executor of the Estate of John Morgan, by the authority granted to him by the Will of John Morgan, of record in Docket No. 13P557, Probate Court Clerk's Office for Davidson County, Tennessee, and pursuant to the will's provisions, conveyed the property to Charles Buchanan, Jr. and Emily Brasher (being one and the same person as Polly Brasher) by deed dated April 22, 2014 and of record as Instrument No. 20140425-0035034, Register's Office for Davidson County, Tennessee.

This is improved property known as 1203 Darbytown Dr., Nashville, Tennessee 37207. Possession is to be given on March 18, 2015.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 18th day of March, 2015.

Charles Buchanan, Jr.

Emily Brasher

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charles Buchanan, Jr. and Emily Brasher**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of March, 2015.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

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STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Sumner)

The actual value or consideration, whichever is greater, ~~for this~~ transfer is $109,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of March, 2015.

NOTARY PUBLIC

BRANDON M SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 28, 2017

My Commission Expires: 3/28/17